



**A WONDERFULLY LOCATED DETACHED PROPERTY AFFORDING SPACIOUS AND FLEXIBLE ACCOMMODATION
OVER THREE SPLIT LEVEL FLOORS. GOOD VIEWS, GENEROUS GARDEN AND AMPLE PARKING AND TWO
SINGLE GARAGES. ENERGY RATING "D"**

Highfield Road - Guide Price £600,000

41 Highfield Road, Malvern, Worcestershire, WR14 1HZ



41 Highfield Road

Location & Description

Situated in a convenient location at the edge of the historic spa town of Great Malvern. From its elevated position superb views can be enjoyed towards the Malvern Hills and across the Severn Valley. Great Malvern offers a range of facilities including shops, banks and restaurants, Waitrose supermarket, the renowned theatre complex, the Splash leisure centre and the Manor Park Sports Club all in the backdrop of the inspirational hills. Further amenities are available in the bustling shopping precinct of Malvern Link and the retail park in Townsend Way.

Malvern offers excellent educational facilities with a range of schools in both the state and private sectors.

The local railway station at Malvern Link offers direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus service runs down the Worcester Road connecting the local towns and cities. There is excellent access to the motorway network via junction 7 of the M5 motorway at Worcester and junction 1 of the M50 at Upton.

Property Description

41 Highfield Road is a wonderfully located detached property situated on an unadopted road that is part of Highfield Road and is a purpose built house with split levels over four floors in total. Offering flexible and versatile space ideal for family living and with the potential for an annexe to be created.

The property is positioned towards the bottom part of the unmade road of Highfield Road where a double wrought iron gate is situated to the right hand side of the property giving access to a block paved driveway that offers parking for vehicles and access to the first garage. A further gated, block paved driveway is situated to the left and this in turn allows access to the second garage. In between both driveways is a brick patio area and a mature planted foregarden enclosed by a hedged and fenced perimeter.

Internally the accommodation offers versatile and flexible space that benefits from double glazing and gas central heating. This is an ideal environment for a growing family or those looking for space to entertain or to work from home and which, subject to the relevant permissions being sought, there is potential for annexe accommodation.

Double wooden front doors open to accommodation of over 2300 sq ft with the initial entrance hall being a welcoming space with stairs descending to the lower level and stairs also rise to the first floor where the majority of the accommodation is positioned.

Situated across the rear of the property is the open plan living room. Divided into two main areas the first of which consists of a wonderful sitting room with Living Flame effect





fire, double glazed, double patio doors offering fantastic views across the rooftops to the Herefordshire countryside beyond and giving access to a balcony with wrought iron rails. Flooring leads through a feature archway into dining space that is dual aspect and is a lovely environment for formal entertaining and being conveniently situated adjacent to the fitted kitchen that offers a range of cream fronted drawer and cupboard base units with a ceramic Belfast style sink.

From the dining room the home office/study is a flexible space with stairs rising to a good size double bedroom positioned to the front of the property and serviced by its own en-suite shower room. There is a further reception room/bedroom currently used by the current owners as a further office. To the lower ground floor there are three generous double bedrooms, serviced by a family bathroom with separate walk-in shower enclosure.

Outside the garden is tiered and is of a good size and enclosed by a hedged and fenced perimeter. Initially there is a patio area and currently accommodates a Hot Tub. Steps lead down through the various tiers, one of which includes a paved seating area with SUMMER HOUSE and ornamental pond. There are beautiful, mature planted beds and further steps descending to an area which the current owners have given over to a wild garden with fruit trees that continues behind both the neighbouring properties.

The accommodation is further complimented by a utility room with space and connection point for washing machine and a gardeners toilet which is accessed externally. Attached to the rear of the house is a useful workshop with light and power. Throughout the garden there are a number of mature shrubs and bushes making for a a very pleasant environment and one from where its fantastic situation can be enjoyed.

As already described the property enjoys two block paved driveways, one of which leads to a Single Garage with up and over door to front, light power and inspection pit.

From the area between the driveways steps lead down to a gate giving access to a covered walkway leading to the rear garden. There is further pedestrian access to the right side of the property. There is a another Single Garage with light and power.



Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. Pass through two sets of traffic lights after which take the first left turn into Albert Park Road. Take the second right into Highfield Road. Follow the road passing across Lansdowne Road onto the unmade part of Highfield Road. The property can be found on the right hand side as indicated by the agents For Sale board.



Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

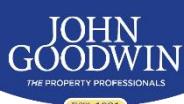
Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (68).



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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN

Conditions under which Particulars are issued: John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

LOWER GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 2322 sq.ft. (215.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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