



**A BEAUTIFUL THREE BEDROOMED SEMI DETACHED TOWN HOUSE (APPROX 1744 SQ FT INCLUDING CELLAR), THAT RETAINS MUCH OF ITS ORIGINAL CHARM SITUATED IN ONE OF MALVERNS PREMIER RESIDENTIAL AREAS, OVERLOOKING MALVERN LINK COMMON AND VIEWS TOWARDS BREDON HILL. WITHIN EASY REACH OF LOCAL AMENITIES INCLUDING MALVERN LINK RAILWAY STATION. AMPLE OFF ROAD PARKING. ENERGY RATING " D"**

**Moorlands Road - Guide Price £525,000**

18 Moorlands Road, Malvern, WR14 2UA

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RICS

# 18 Moorlands Road

## Location & Description

Moorlands Road is a highly desirable residential area with lovely views overlooking Malvern Link common and close to the centre of Great Malvern which offers a wide range of amenities including shops, banks, building societies, Post Office and a Waitrose supermarket. The town is also renowned for its tourist attractions that include the theatre complex with concert hall and cinema. Sporting facilities can be found including the Splash leisure centre, Manor Park Sports Club and The Worcestershire Golf Club in Malvern Wells.

Malvern Link is also in close proximity and offers a further range of amenities, including the hospital, Malvern's main retail park is a short drive away and offers many High Street names including Boots, Marks & Spencer and a Morrisons supermarket.

Transport communications are excellent with mainline railway station at both Great Malvern and Malvern Link giving direct access to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway is about eight miles distant.

Educational facilities are extremely well catered for with highly regarded schools in both the state and private sectors including Malvern College and Malvern St James Girls School.

## Property Description

18 Moorlands Road is a beautiful three bedroomeed semi-detached townhouse retaining much of its period charm throughout. The spacious, versatile and airy accommodation benefits from ample off road parking, garden to front and side with studio with power connected.

The property has direct access onto Malvern Link common which is ideal for dog walking.

The house is set back from the road behind a Malvern Stone wall with pedestrian gate and off road parking to the left. A gates gives access to the front and side gardens and a pedestrian path leads to the

## Porch

Tiled floor, double glazed windows to each side, pendant light fitting. Wooden door opens to

## Entrance Hall

Carpet, radiator, doors to cloakroom and sitting room, stairs to first floor and door to

## Kitchen Diner 4.75m (15ft 4in) x 4.54m (14ft 8in)

Vinyl flooring, three double glazed windows to front overlooking garden, partially tiled walls, two ceiling light fittings, original fireplace feature with raised hearth and electric fire connected. Range of base and eye level cupboards with worktops over.

Range style **COOKER**, one and a half bowl stainless steel sink with mixer tap, radiator, alcove storage, built in **FRIDGE FREEZER**, **DISHWASHER** and **WASHING MACHINE**, space for table.

## Sitting Room 6.35m (20ft 6in) x 4.93m (15ft 11in)

Carpet, double glazed bay window to side overlooking the garden. Double glazed window to front, four radiators, two pendant light fittings, fireplace feature with Living Flame effect gas fire and door to

## Study 3.35m (10ft 10in) x 2.22m (7ft 2in)

Carpet, ceiling light fitting, radiator, double glazed window and door to garden.





### Cloakroom

Vinyl flooring, close coupled WC, vanity wash hand basin with cupboard surround, radiator, ceiling light fitting and door to

### Cellar 3.95m (12ft 9in) x 4.73m (15ft 3in) max

Power and light.

### Split Landing

Airing cupboard, vinyl flooring, door to

### Bathroom

Vinyl flooring, close coupled WC, partially tiled walls, pedestal wash hand basin, obscure glazed window to side, radiator, shaving point, panelled bath with Mira electric shower over. Ceiling light fitting.

### Landing

Radiator, pendant light fitting and doors to

### Bedroom 1 6.43m (20ft 9in) x 4.90m (15ft 10in) max

Carpet, double glazed bay window to side with lovely outlook over Malvern Link common towards Bredon Hill. Feature fireplace, built in wardrobes, pendant light fitting, double glazed window to front, radiator and door to

### En-Suite

Vinyl flooring, towel radiator, close coupled WC, extractor fan, corner vanity wash hand basin, panelled shower cubicle with electric Mira shower connected, three wall lights and shaving point.

### Bedroom 2 4.42m (14ft 3in) x 4.70m (15ft 2in) max

Exposed floorboards, glazed sash window to front overlooking the common. Pendant light fitting, radiator, built in storage cupboard.

### Bedroom 3 2.45m (7ft 11in) x 2.17m (7ft)

Glazed window to front, pendant light fitting and radiator.

### Outside

There is garden to both front and side accessed via a pedestrian gate from the road and from the driveway. The side garden is designed for low maintenance yet has a mature feel with a range of slate and shrub borders. Summerhouse to enjoy the delightful garden which is mainly laid to patio with south and east facing aspects. The front garden is mainly laid to lawn with paved paths laid in the style of a cross with gravel quadrants for shrubs and flowers. A path leads through the lawn to a

### Studio

With power and light connected.

The gardens are enclosed and benefit from electricity point, electric car charging point (pod point), two external taps and a view to the Malvern Hills.

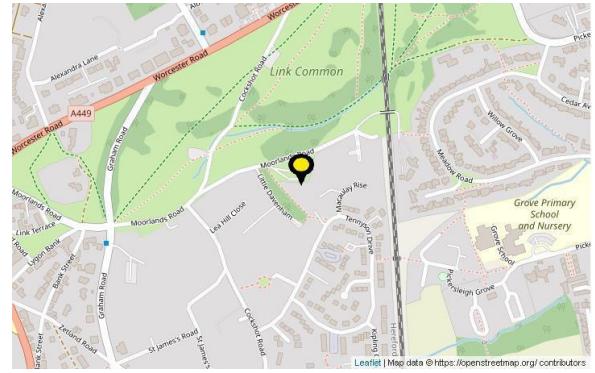
### Agents Note

A few items have been raised following on from a previous survey for which the owners have had investigated and the further details can be obtained from the agent.



## Directions

From the agents in Great Malvern proceed north along the A449 Worcester Road towards Link Top. Take the first turning right into Bank Street and proceed to the T Junction with Moorlands Road. Continue straight over and bear right into Moorlands Road and the property will be found on the right as indicated by the agents For Sale board.



## Services

We have been advised that 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 "D"

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 (58).



TOTAL FLOOR AREA: 1744 sq ft (162.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These floor plans are for guidance only and should be used as such by any prospective purchaser. The numbers, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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