



Allan Morris
estate agents

**203 / 205, West Malvern Road,
Malvern, WR14 4BB**

 **MAYFAIR**
OFFICE GROUP

West Malvern Road, Malvern, WR14 4BB

This attractive stone-faced town house has accommodation arranged over three floors, offering many options as to its potential use. The top floor is a beautiful three bedroom apartment and the lower two floors have a further 4/5 bedrooms and spacious living accommodation including a music studio and large open plan living space.

The top floor apartment (205) is currently let as a 4* holiday flat and is regularly occupied, frequently attracting 5* reviews. Currently let through a well known agency, it brings in good income (details available). Although it is linked to the rest of the house by the main stairs, the entrance to this flat is on the small lane that runs up the hill at the back of the main building. This lane leads directly to the footpaths that criss-cross the beautiful Malvern Hills. Although the apartment has a separate road number and a separate entrance it is still part of the main house.

The lower and middle floors (203) currently serve as a family home with four/five bedrooms, large open living space, kitchen, bathroom, music studio and store rooms. This very interesting building has numerous configuration possibilities, including multigenerational living. Another alternative would be to turn the middle floor into a separate apartment of two bedrooms, living room, kitchen and bathroom, and return the ground floor to its original use as a shop or alternative enterprise space. There could even be the possibility of making the ground floor into a self contained studio apartment.

There is a lot of scope here for an imaginatively minded buyer looking for spacious accommodation, or income generating potential. Must be viewed in person to appreciate the space on offer.



LOCATION

The house is located in popular West Malvern, is close to the village pub (The Brewers Arms, owned and run by locals), to the primary school, to the church and also the small local shop that sells essentials. A short way further down the road is West Malvern social club and village hall. The property enjoys an elevated location in the highly regarded village on the west side of the picturesque Malvern Hills, with easy access to the hills, open countryside and footpaths including the Worcestershire Way.

The well served cultural and historic spa town of Great Malvern is just over two miles away. Here there is a comprehensive choice of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The larger village of Colwall (which also has an excellent range of amenities) is a similar distance away.

The property is within easy striking distance of several schools in both the private and state sectors at secondary and primary levels. Transport communications are good. There are mainline railway stations in both Colwall and Great Malvern. Junction 7 of the M5 motorway south of Worcester is about ten miles and Junction 2 of the M50 south of Ledbury is a similar distance.

ENTRANCE HALLWAY

Front door opens to Entrance Hall, with tiled floor door opens to store room side door inner hallway,

INNER HALLWAY

With staircase leading to first floor door to studio, door to further in the hallway, wood-effect floor double doors to living space, door to kitchen.

LIVING SPACE 26'2" m x 19'1" m (8.00 m x 5.82 m)

Impressive large open living space, formerly a shop front with full height glass windows and double doors opening to the front, wooden flooring, television points, wood panelling to walls, feature high ceilings, multiple ceiling light points, under floor heating.

KITCHEN 10'1" x 12'4" (3.08m x 3.76m)

Side facing internal window. Range of stand alone kitchen units (available by negotiation) with sink and drainer unit, plumbing for dishwasher, space for further appliances, wooden flooring, feature high ceilings, under floor heating.

STUDIO 10'1" x 12'9" (3.08m x 3.90m)

A few steps up from the hallway, This room is set up as a music studio, but could be used in a number of other ways, radiator, door to;

WC

With low level WC, wash basin, radiator.

FIRST FLOOR - LANDING

Returning staircase with substantial wooden spindle banister leads to first floor. Side facing sash window on half landing. door opens to inner landing with wood effect flooring and doors to;

BEDROOM ONE 16'10" x 12'9" (5.14m x 3.91m)

Twin front facing double glazed windows, wood affect flooring, radiator.

BEDROOM TWO 16'10" x 9'4" (5.14m x 2.85m)

Front facing double glazed window, wood effect flooring, radiator

BEDROOM THREE 10'9" x 14'0" (3.28m x 4.29m)

Side facing sash window, wood effect flooring, radiator.

BEDROOM FOUR 10'2" x 15'7" (3.12m x 4.77m)

Side facing with double glazed sash window, wood effect flooring, radiator, wall mounted gas central heating boiler, door to rear hallway.

SHOWER ROOM 7'4" x 5'0" (2.25m x 1.54m)

Rear facing double glazed obscured glass window, double shower cubicle with sliding glass door, low level WC, wash basin, radiator.

BEDROOM FIVE / STUDY 10'6" x 8'0" max (3.22m x 2.45m max)

Side facing internal window and door, wood effect flooring.

INNER REAR HALL

With front facing double glazed door to a small outside area, wood effect flooring, open doorways to two separate store rooms with added potential.

SECOND FLOOR - LANDING

Door and returning staircase lead to second floor with continued substantial. wooden spindle banister, large sash window on half landing, fire door opens to top floor landing,

LANDING

Top floor is configured as a self contained three bedroom holiday let, in fantastic condition. Landing with radiator and doors to;

BEDROOM SIX 16'10" x 12'11" (5.15m x 3.95m)

Front facing with twin double glazed windows, two radiators.

BEDROOM SEVEN 16'11" x 9'7" (5.18m x 2.94m)

Front facing with twin double glazed windows, feature fireplace, radiator.

BEDROOM EIGHT 10'10" x 14'0" (3.31m x 4.29m)

Side facing, with double glazed window, fireplace, radiator.

BATHROOM 6'5" x 6'4" (1.96m x 1.94m)

Rear facing obscured double glazed window, panel bath with glass shower screen and electric shower over, tiled surrounds, wash basin, low level WC, chrome heated towel rail.

SHOWER ROOM

Recessed shower cubicle with sliding glass door and mix the shower over low level WC, wash basin, chrome heated towel rail.

KITCHEN DINING ROOM 10'2" x 18'9" (3.12m x 5.73m)

Side facing with double glazed window, range of modern eye and base level units with a work surface over inset, stainless steel sink and draining unit with mixer, tap, integrated electric oven and hob with extractor hood over, plumbing for washing machine and dishwasher, space for further appliances such as fridge and freezer, radiator, spotlighting, concealed central heating boiler, space for dining table and chairs, door to;

SITTING ROOM 17'4" x 14'4" (5.29m x 4.38m)

Cosy sitting room with double glazed windows to the front and rear aspect with large double glazed patio doors opening to the rear, television point, wood effect flooring, radiator, stairs with wooden spindle banister leading to mezzanine level, double glazed door, opening to Conservatory/porch.

CONSERVATORY/PORCH 8'4" x 8'7" (2.55m x 2.62m)

uPVC Double glazed conservatory porch with double glazed door opening to the rear, wooden effect flooring, space for further appliances and storage, radiator, door gives access to path at rear which leads directly to Malvern Hills.

MEZZANINE/ADDITIONAL SITTING ROOM/ BEDROOM AREA 17'5" x 14'6" (5.31m x 4.42m)

Delightful further sitting room area with front and rear facing double glazed windows. two radiators, vaulted ceiling with two Velux style roof windows, possible use as occasional additional bedroom.

DIRECTIONS

From Great Malvern proceed to West Malvern along West Malvern Road. Go through the village and the property will be found just past Elim College and the primary school on the left hand side.

ADDITIONAL INFORMATION

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC

ENERGY PERFORMANCE RATINGS: Current: TBC Potential: TBC

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

ASKING PRICE

£589,000



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Material Information Report



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