



**81 Somers Park Avenue, Malvern, WR14 1SE**

**£379,950**

A detached family home with accommodation over three floors and with a garage and parking, situated close to a primary school and walking distance to facilities in Malvern Link, including a mainline train station. Briefly comprising:- tiled reception hall with cloakroom, breakfast kitchen, lounge with built in store cupboard, conservatory, three bedrooms, an ensuite and family bathroom to first floor and bedroom four with eaves storage and Velux windows on second floor, attached garage, off road parking, enclosed low maintenance garden. The property benefits from gas central heating and double glazing.



# 81, Somers Park Avenue, Malvern, WR14 1SE

Opaque double glazed door to:

## RECEPTION HALL

Side aspect double glazed window, stairs to first floor, tiled floor, contemporary radiator. Doors to:

## DINING KITCHEN 13'5" x 9'2" (4.10m x 2.81m)

Front aspect bay double glazed window, tiled floor, half glazed door to the garden. Fitted high gloss kitchen includes single drainer sink unit, four ring gas hob, built-in Bosch oven and grill, built-in dishwasher, extra wall mounted storage, radiator, wall mounted Worcester gas central heating boiler, freestanding table and bench seating.

## LOUNGE 14'8" x 15'7" max narrowing to 12'1" (4.49m x 4.75m max narrowing to 3.70m)

Rear aspect double glazed patio doors to conservatory, fireplace with gas point, two radiators behind fretwork surrounds, door to understairs storage cupboard.

## CONSERVATORY 9'7" x 9'2" (2.93m x 2.80m)

Double glazed with polycarbonate roof, tiled floor, French doors to garden.

## FIRST FLOOR LANDING

With stairs to second floor. Door to airing cupboard with hanging space. Doors to:

## BEDROOM FOUR 12'11" x 12'8" max into recess (3.95m x 3.87m max into recess)

Rear aspect double glazed window, radiator, alcove shelving.

## BEDROOM THREE 7'6" x 7'4" (2.29m x 2.26m)

Rear aspect double glazed window, radiator under, built-in wardrobe.

## BEDROOM ONE 13'5" x 9'6" (4.09m x 2.92m)

Front aspect double glazed bay window with view of North hill, double radiator, alcove shelving. Door to:

## ENSUITE

Side aspect opaque double glazed window, tiled shower enclosure with rainfall and adjustable shower, wash basin with fitted unit below, WC, heated towel rail, tiled walls and floor.

## BATHROOM 7'8" x 5'8" (2.36m x 1.75m)

Front aspect opaque double glazed window, p-shaped bath with hand held shower, WC, wash basin, tiled walls and floor, heated towel rail.

## SECOND FLOOR LANDING

With door to:



## **BEDROOM TWO 10'9" x 7'10" plus door recess (3.28m x 2.39m plus door recess)**

Front aspect and rear aspect velux windows, front aspect window, radiator, three eaves cupboards.

### **OUTSIDE**

Front garden bounded by high laurel hedge, flower and shrub beds with bark chippings, seating area. Path to garage and parking.

Rear garden with paved patio, opening to paths to both sides of property, lawn, area suitable for play equipment, climbing frame included, gate to parking, side door to garage which has a front aspect window and up and over door.

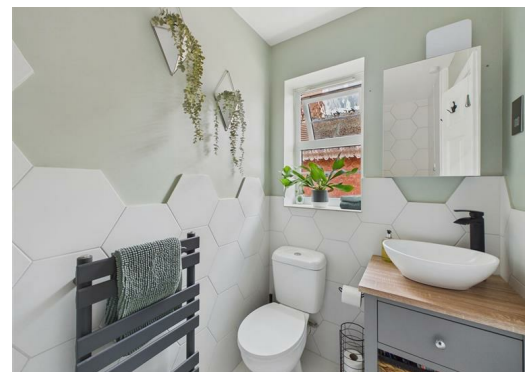
### **DIRECTIONS**

From the office of Allan Morris in Church Street proceed up the hill and turn right onto the Worcester Road. Follow the road to the traffic lights and turn left onto Newtown Road, follow the road for a short distance and turn right into Somers Park Avenue by the Church of the Ascension. Number 81 can be found on the left hand side towards the bottom of the road.

To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.

### **what3words**

///inserting.fraction.swatted





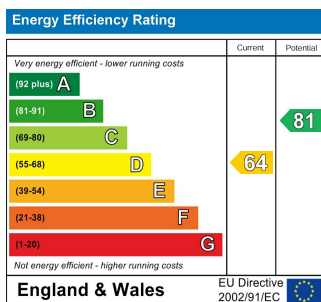
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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: D

**MAKING AN OFFER:** At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn