Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



13 Pippin Drive, Welland, WR13 6SN

£450,000

A very well-presented and imaginatively extended detached family home, situated within this popular development in the village of Welland, close to Malvern and Upton-upon-Severn. The accommodation comprises an entrance hallway, cloakroom, sitting room, kitchen/dining room, first-floor landing, four bedrooms, en-suite shower room to the principal bedroom and a family bathroom. Outside, the property benefits from generous, landscaped gardens, a detached double garage and driveway.

Situated on the edge of Welland village, the property is conveniently located for local amenities, including the village shop and primary school, and is within easy reach of the wider range of facilities available in the nearby towns of Malvern and Upton-upon-Severn. An early viewing is highly recommended to appreciate all that this delightful village family home has to offer.







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MAYFAIR OFFICE GROUP

13, Pippin Drive, Welland, Worcestershire, WR13 6SN











LOCATION
The property is situated in the sought-after village of Welland, just a few minutes' walk from the village shop, post office, church and Welland Primary School. The property is also within the catchment area for Hanley Castle High School and Sixth Form. The nearby towns of Upton-upon-Severn and Malvern, both within six miles, provide a range of health and leisure facilities, shops and supermarkets. Railway services are available at Malvern and Worcester Parkway, the latter offering convenient connections towards London Paddington. The motorway network is also readily accessible, with the M5 (Junction 7) and M50 (Junction 2) both a short drive away.

ENTRANCE
A pathway leads to the front door, which is sheltered by a pitched canopy porch.

ENTRANCE HALL
Composite front door, stairs rising to the first floor, tiled flooring and door to the cloakroom, which has a rear-facing window, low-level WC and wash basin.

DINING KITCHEN 18'3" x 10'1" (5.57m x 3.09m)
Dual-aspect room with front-facing uPVC double-glazed windows and rear-facing uPVC double-glazed doors opening onto the garden. A range of modern-style fitted kitchen units with worktops and inset sink and drainer unit with mixer tap. Integrated electric oven and hob with extractor hood, integrated dishwasher and fridge freezer. Space for a dining table and chairs. Tiled flooring

SITTING ROOM 18'3" x 13'11" (5.57m x 4.26m)
Dual-aspect room with front-facing uPVC double-glazed windows and rear-facing uPVC double-glazed doors opening onto the garden. TV points and storage cupboard.

FIRST FLOOR LANDING
Rear-facing window on the half-landing, airing cupboard and doors leading to:

BEDROOM ONE 13'0" x 10'2" (3.98m x 3.10m)
Front- and side-facing uPVC double-glazed windows, fitted wardrobes with sliding mirror doors and TV point.

EN SUITE SHOWER ROOM 4'4" x 6'10" (1.33m x 2.10m)
Rear-facing uPVC double-glazed window, double shower cubicle with sliding doors, wash basin, low-level WC and heated towel rail.

BEDROOM TWO 10'0" x 11'3" (3.05m x 3.44m)
Front-facing uPVC double-glazed window.

BEDROOM THREE 8'1" x 11'2" (2.48m x 3.41m)
Rear-facing uPVC double-glazed window.

BEDROOM FOUR 7'10" x 7'10" (2.40m x 2.40m)
Front-facing uPVC double-glazed window.

FAMILY BATHROOM 5'7" x 6'11" (1.72m x 2.11m)
Rear-facing uPVC double-glazed window, panelled bath with shower over, low-level WC, wash basin and heated towel rail.

FRONT GARDEN
Well-maintained frontage with low hedging, specimen trees and lawn. Gated side access and a double-width driveway providing parking in front of the detached double garage.

DOUBLE GARAGE 19'9" x 20'1" (6.04m x 6.14m)
Detached double garage with twin up-and-over doors, power and lighting.

REAR GARDEN
Generously sized rear garden, enclosed by timber fencing, with an extensive patio seating area immediately adjoining the property. The remainder of the garden is laid to lawn, with shrub planting and young trees.

DIRECTIONS
Leaving Great Malvern via Wells Road, follow the road out of town in the direction of Ledbury for approximately 1.5 miles. Turn left after Malvern Wells Primary School into Upper Welland Road. Follow the road downhill, passing through Upper Welland and continuing past the village shop to a T-junction. Turn left and proceed straight ahead into the village of Welland. At the crossroads, continue straight across in the direction of Upton-upon-Severn and proceed for approximately a quarter of a mile. Turn into Pippin Drive and bear round to the right. Number 13 can be found on the left-hand side.

For further information or to arrange a viewing, please contact the Malvern Office on 01684 561411.

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ASKING PRICE
£450,000











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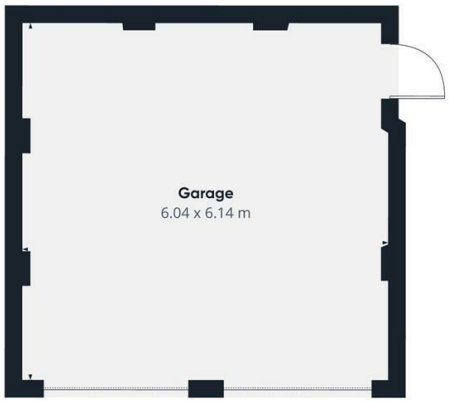

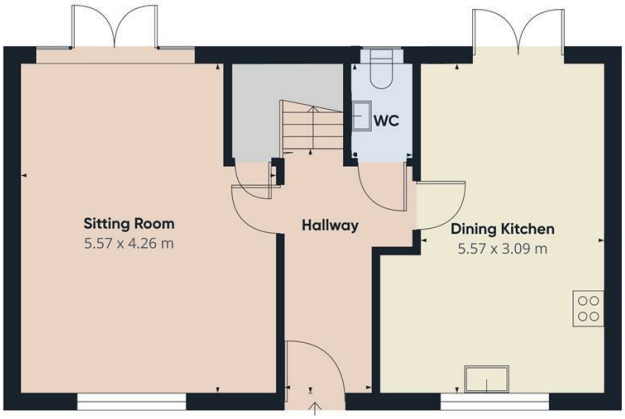



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Approximate total area(1)
124.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

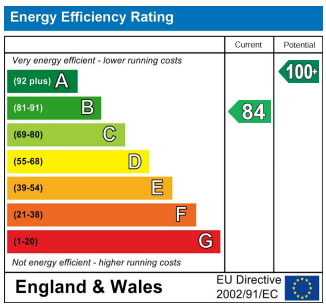
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.
We are advised that there is a charge to cover the upkeep of the communal green areas of £435.96 per annum.

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 electricity, water and drainage are connected. Heating is provided by an oil fired system. 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: F

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.



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