



**17 Werstan Close, Malvern, WR14 3NH**

**£440,000**

A SEMI-DETACHED PROPERTY IN A HIGHLY SOUGHT AFTER CRESCENT OF 16 HOUSES OVERLOOKING A CENTRAL GREEN AND WITH VIEWS OF THE HILLS.

The location is very close to Barnards Green amenities and offers well presented accommodation comprising:- entrance hall with store cupboard, living room with doors to garden, refitted Cathedral Kitchen opening to dining room, utility with shower, cloakroom, four bedrooms with built in wardrobes, family bathroom. With large enclosed garden at the rear, garage and parking and further area of land to the side. The property has potential to extend and/or convert the loft (subject to pp). Viewing highly recommended to appreciate the location and home on offer.



# 17, Werstan Close, Malvern, WR14 3NH

Half opaque double glazed door opens to:

## RECEPTION HALL

With wood floor, door to large under stairs storage cupboard, double radiator, stairs to first floor. Doors to:

## LIVING ROOM

Front aspect double glazed window with wide sill and views over the green and of the Hills, double radiator under. Rear aspect double glazed window, French doors to garden with rear aspect double glazed adjacent window, fire place with electric fire, telephone point, television aerial point.



## KITCHEN

Front aspect and side aspect double glazed windows with granite window sills, half opaque double glazed door to utility. Fitted kitchen with tiled floor and Cathedral Kitchen units including one and a half bowl single drainer sink unit with mixer tap, built-in dishwasher, tray cupboard, deep pan drawers, space for fridge freezer, Rangemaster cooker with 5 ring gas hob, electric ovens and filter hood over, granite work surfaces and upstand, tiled floor, wall mounted Vaillant gas central heating boiler.

Open to:



## DINING ROOM

Rear aspect double glazed window and double radiator under, return door to the hall, wall mounted central heating control panel.



## UTILITY ROOM

Front aspect double glazed window, rear aspect double glazed door to garden. Fitted units to one wall with cupboards to eye and base level, plumbing for washing machine, built-in shower enclosure with tiled walls, fixed head and adjustable head rainfall shower. Built-in under stairs cupboard, tiled floor.



## HALF LANDING

With door to:

## CLOAKROOM

Front aspect opaque double glazed window, low flush WC, wash basin, double radiator.



## FIRST FLOOR LANDING

Stairs to first floor landing with front aspect double glazed window, hatch to loft space, radiator, door to built-in cupboard. Doors to:

## BEDROOM THREE

Front aspect double glazed window, views over the green and towards Hills, radiator under, built-in double wardrobe with hanging and shelving.

## BEDROOM ONE

Rear aspect double glazed window, view over garden, double radiator under, fitted wardrobes to one wall with hanging and shelving and drawers, television aerial point.

## **BEDROOM TWO**

Rear aspect double glazed window, double radiator under, built-in wardrobe with hanging and shelving.



## **BEDROOM FOUR**

Side aspect double glazed window, double radiator under, built-in wardrobe with hanging and shelving.



## **BATHROOM**

Side aspect opaque double glazed window, bath with electric shower over, wash basin, WC, extractor fan, radiator, wood floor.



## **OUTSIDE**

At the rear. Area at the rear of the house with door to built-in shed, outside tap, path to door accessing garage. Path along rear of property to a paved area adjoining the gate to front. Large area of lawn with hedged boundaries, decked seating area at the end of the garden.

Front garden with open lawn, off road parking to fore of garage and large expanse of garden to the right hand side. Path across to gate, giving access onto Poolbrook Road.



## **ADDITIONAL INFORMATION**

There is an overage provision on the whole of the property, should anyone want to build a separate dwelling. However the overage provision will not be triggered by (a) the erection of a garage (b) the erection of a conservatory or (c) an extension to the existing property. For further details, please discuss with the agents.

## **DIRECTIONS**

From the office proceed down the hill towards Barnards Green and at the traffic island go straight on, taking the third exit, through the shopping area and take the second right onto Poolbrook Road. Take the first right turn on the right into Werstan Close and follow the road to the right hand side.



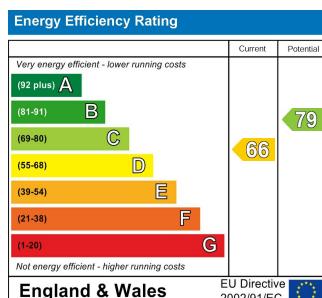
## **what3words**

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## EPC

## Material Information Report



**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

**ENERGY PERFORMANCE RATINGS:** Current: D66 Potential: C79

**SCHOOLS INFORMATION:**

Local Education Authority: Worcestershire LA: 01905 82270

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