



**135 West Malvern Road, Malvern, WR14 4NG**

**£425,000**

A charming detached cottage in an elevated position on the slopes of West Malvern with close access to the hills and offering character, flexible accommodation with parking at the rear.

The property is tucked away and not easily seen with private, mature gardens, small lawns, a secluded patio and briefly comprises:- timber framed porch, hall with original tiled floor, sitting room with ornate, carved stone fireplace, office/bedroom, dining room with wood floor and fireplace, kitchen, utility room, rear hall with wc and access to study plus three bedrooms and a bathroom. Outside, two storerooms are located beneath the double width parking area, well stocked, terraced garden with access paths, level lawns and patio. From the garden and front of the house are lovely views over West Malvern and towards Herefordshire. Offered for sale with no onward chain.



# Mount Villa, 135, West Malvern Road, Malvern, WR14 4NG

## **PORCH**

Timber framed porch with double doors and tiled floor, overlooking lawned garden. Opaque glazed door opens to:

## **RECEPTION HALL**

With tiled floor, stairs to first floor, radiator, stripped wood doors to:

## **SITTING ROOM**

Dual aspect windows, carved stone fireplace with open grate, double radiator, wood effect flooring.

## **OFFICE/OCCASIONAL BEDROOM**

Side aspect window, half glazed door to rear hall, double radiator, wood effect flooring.

## **DINING ROOM**

Front aspect window, fireplace with open grate, wood floor, double radiator. Step up to archway to:

## **KITCHEN**

Side and rear aspect double glazed windows, side aspect door to garden, tiled floor, double radiator, panelled walls with plate rack and pan rails. Fitted kitchen units include cupboards and drawers, space for fridge, built-in four ring gas hob, electric oven under, ceramic one and a half sink unit with mixer tap, space and plumbing for dishwasher. Doorway to:

## **UTILITY ROOM**

With stable door to rear hall, plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas central heating boiler, tall storage cupboards with shelving and further fitted cupboards, continuing tiled floor.

## **REAR HALL**

With side aspect windows, door to garden, polycarbonate roof, tiled floor. Doors to:

## **WC**

WC and wash basin.

## **STUDY**

Triple aspect uPVC double glazed windows, wood effect floor, double radiator.

## **FIRST FLOOR LANDING**

With front aspect window with views, radiator, door to linen cupboard. Doors to:

## **BEDROOM ONE**

Dual aspect windows with views across West Malvern to Herefordshire, wood floor, radiator.



## BEDROOM TWO

Front aspect window with views, alcove shelving, wood floor.

## BEDROOM THREE

Side aspect window, wood floor, radiator.

## BATHROOM

Rear aspect opaque double glazed window, P-shaped bath with thermostatic shower over, wc, wash basin, heated towel rail.

## OUTSIDE

The property is approached via a pedestrian path and steps from West Malvern Road, coming up through the garden and opening onto the lawn in front of the house. Mature, deep shrub beds surround with small trees and flowering plants giving privacy. The lawn extends to the left of the house and leads to paths/steps to lower levels of garden, again well stocked with flowering plants and shrubs. To the right of the property is a secluded patio overlooking the garden with steps at the side up to two garden store rooms located beneath the parking. The higher levels of garden offer the best views across West Malvern. and the double width, off road parking is accessed from Ebrington Road.

## DIRECTIONS

From the office in Great Malvern, proceed along the Worcester Road and take the second left onto North Malvern Road. This road becomes West Malvern Road on the left hand bend. Follow the road up the hill and No 135 can be found on the left as denoted by the For Sale board. The off road parking for the house can be accessed off Ebrington Road.

## what3words

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**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: E

**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.

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

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