



305 Worcester Road, Malvern, WR14 1AB

£499,000

An individually built, detached home with well proportioned accommodation and easily maintained garden, in a very convenient location for access to a full range of facilities in Malvern Link. The property is offered for sale with no onward chain and briefly comprises:- porch and reception hall, large lounge, dining room, cloak room, breakfast kitchen, three excellent size bedrooms, the master with range of fitted wardrobes and ensuite shower room, plus a family bathroom. The property has a larger than average garage with utility space, plus electric gated, block paved parking to the fore, patio adjoining the kitchen and lawned garden at the front. The property offers privacy, internal space and convenience.



305, Worcester Road, Malvern, WR14 1AB

PORCH

Solid front door opens to porch with side aspect window, multi paned door with side panel opens to:

HALL

With stairs to first floor, radiator with fretwork surround, door to large understairs cupboard. Doors to:

LOUNGE

Two side aspect windows, front aspect window, fire place, marble hearth, two radiators.

DINING ROOM

Rear aspect window, double radiator, door to cloakroom, door to kitchen.

CLOAKROOM

Rear aspect opaque glass window, WC, radiator, wash basin.

KITCHEN

Side aspect and rear aspect windows, stable door to rear, radiator, vinyl flooring. Fitted kitchen units including one and a half bowl single drainer sink unit, built-in dishwasher, corner cupboards with carousels, built-in four ring electric hob, filter hood over, double oven, built-in fridge.

FIRST FLOOR LANDING

With double radiator, door to airing cupboard with radiator and shelving. Doors to:

BEDROOM ONE

Rear aspect and side aspect secondary glazed windows, double radiator and single radiator, fitted wardrobes to one wall with hanging and shelving. Door to:

ENSUITE

WC and wash basin in fitted unit, shower with thermostatic shower, fully tiled, heated towel rail, extractor fan.

BEDROOM TWO

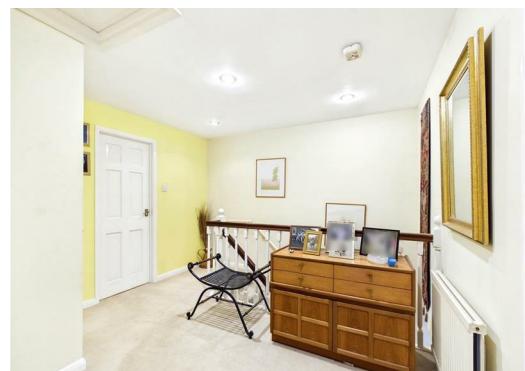
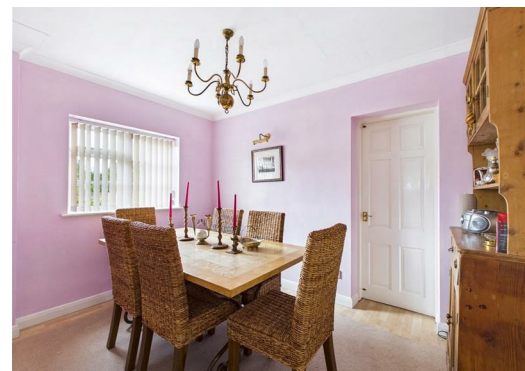
Front and side aspect secondary glazed windows, two double radiators.

BEDROOM THREE

Front aspect secondary glazed window, radiator, built-in double wardrobe.

BATHROOM

Rear aspect opaque secondary glazed window, WC, bath with taps to the centre, corner shower enclosure with thermostatic shower and extractor fan, tiled walls and floor, heated towel rail, mirrored cupboard with lighting.



OUTSIDE

To the fore of the garage is off road parking for two vehicles. The garden at the side is gated off and secure and has a patio area adjoining the kitchen door. The garden adjoining the front door is lawned for ease of maintenance. There is a gate giving access onto the Worcester Road.

GARAGE

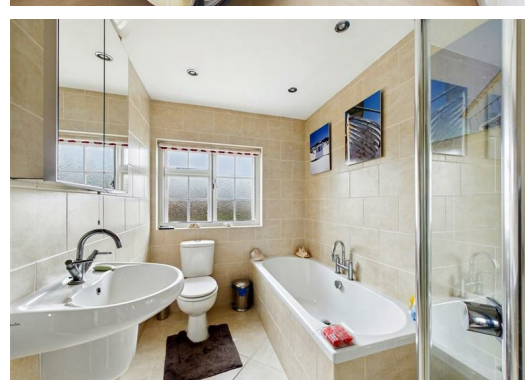
Front aspect and side aspect windows, door to garden, wall mounted Worcester gas central heating boiler, sink with cupboards under and to side, plumbing for washing machine, radiator, hatch to loft space, ladder, light.

DIRECTIONS

From the Allan Morris office on Church Street proceed uphill and turn right onto the Worcester Road. Continue through the two sets of traffic lights at Link Top and proceed downhill in the direction of Malvern Link. Once passing the fire station on the left and entering Malvern Link, turn left and the crossroads and first right into Farley Road. At the end turn right and on the right hand side is the entrance way to the double gates to No 305. To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.

what3words

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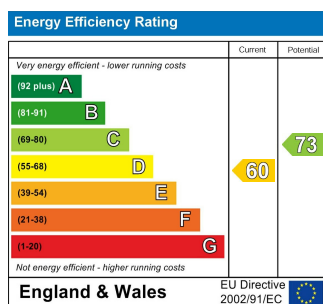
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: 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.



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