



**17 Cowleigh Road, Malvern, WR14 1QF**

**£225,000**

A lovely conversion of a former Victorian sweet shop. The accommodation comprises: sitting room, dining hall, breakfast kitchen, two double bedrooms, study, refitted shower room. Further benefits include: gas central heating, double glazing, good sized rear garden with courtyard, garden store, gardener's WC, air raid shelter and lawn terraces. The property benefits from a new roof fitted in 2018. For sale with NO ONWARD CHAIN.



# 17, Cowleigh Road, Malvern, WR14 1QF

## CANOPY PORCH

Obscure glass double glazed door to:

## DINING HALL 15'3" max + recess x 9'9" (4.67m max + recess x 2.99m)

Front aspect double glazed window, dado rail, two radiators, obscure glass double glazed door to rear garden, wood plank effect flooring, stairs to first floor, door to breakfast kitchen, open plan either side of chimney breast to:

## SITTING ROOM 15'3" max x 12'0" max (4.65m max x 3.68m max)

Front aspect double glazed window, two wall light points, dado rail, wall mounted living flame effect fire, radiator, continued wood plank effect flooring.

## BREAKFAST KITCHEN 11'3" x 9'10" (3.45m x 3.01m)

Rear aspect double glazed window with views over the garden, ceiling light point, fitted kitchen comprising: range of floor and wall mounted wood effect units under a stone effect worktop, stainless steel one and a half bowl sink unit, space and plumbing for gas cooker, space and plumbing for washing machine and dishwasher, space for further appliances, space for tall fridge freezer, space for breakfast table, radiator, tiled floor.

## LANDING

Rear aspect double glazed window, ceiling light point, smoke alarm, radiator, door to:

## BEDROOM ONE 15'2" max x 12'2" max (4.63m max x 3.72m max)

Front aspect double glazed window, ceiling light point, radiator, with far reaching views across Cowleigh Road towards Worcester. This room is light and airy with a high ceiling and benefits from a BT internet connection, with multiple double power sockets to aid efficient use of the space.

## BEDROOM TWO 11'0" x 9'9" (3.37m x 2.99m)

Front aspect double glazed window with far reaching views over Cowleigh Road over towards Worcester, ceiling light point, access to roof space, storage over the stairs alcove, radiator, wood plank effect flooring.

## STUDY 7'1" x 5'8" (2.17m x 1.74m)

Rear aspect double glazed window, two ceiling light points, over alcove storage, radiator.

## SHOWER ROOM 8'11" x 5'2" (2.74m x 1.59m)

Rear aspect obscure glass double glazed window, recessed ceiling downlighters, extractor, refitted white suite comprising: wall mounted hand basin with large mirror over, hidden cupboard, which contains the Worcester Bosch Greenstar central heating boiler, hidden cistern push flush WC, large open shower with glass screen, heated chrome towel rail, fully tiled walls and floor.





## REAR GARDEN

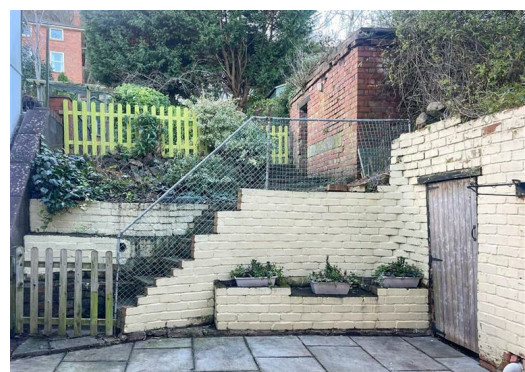
Accessed either from the dining hall or via a shared access from the Cowleigh Road via the original Victorian arch doors from the street, which lead through to the rear garden. The rear garden has an initial paved courtyard with plenty of space for table and chairs and outside dining. To the side of the courtyard is a brick built garden store with an L shaped storage space accessed by a latched door from the patio and a separate door leading to a disconnected gardener's toilet. Gated steps lead up past a terrace rockery with an original air raid shelter providing further storage or other uses to the side, second gated access leading to the first lawned terrace, beyond this steps lead up to a final lawned terrace giving good sized garden which leads back towards the house.

## DIRECTIONS

From the Allan Morris office in Malvern proceed along the Worcester Road towards Link Top. After a short distance turn left signed towards West Malvern and Bromyard into North Malvern Road. Take the first right turning into Cowleigh Road and continue for a short distance. No. 17 is on the right hand side shown by the Allan Morris For Sale board. For more details or to book a viewing please call the Malvern office on 01684 561411.

## what3words

///cowboys.destroyer.saves





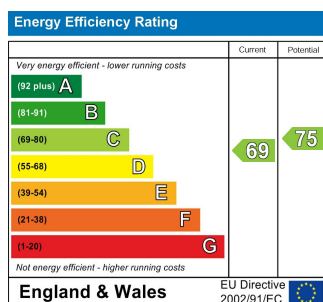
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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: B

**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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