



6 The Drive, Powick, WR2 4SA

Offers Over £325,000

A well proportioned semi-detached property, situated in a popular and quiet residential village location with its own village green close by. Comprising; entrance hallway, downstairs WC, sitting room, dining room, kitchen, utility room, first floor landing, four bedrooms, one with an en-suite shower room and a family bathroom. With generous front and rear gardens, three car driveway with potential to extend further and a integral single garage. The property is double glazed, gas centrally heated and situated in a desirable and quiet location, with local pub and a popular local primary school. The property requires modernisation throughout, but has great scope and potential to develop into a lovely family home. We highly recommend an early viewing to appreciate the accommodation and location on offer, with no onward chain



6, The Drive, Powick, Worcester, WR2 4SA

ENTRANCE PORCH

Recess port with tile floor, obscured glass wooden door opens to;

ENTRANCE HALL 8'8" x 9'10" (2.66m x 3.00m)

Front facing double glazed window, staircase leading to first floor, radiator, door to:

WC

Side facing window, WC, wash basin, radiator.

SITTING ROOM 12'4" x 17'4" (3.76m x 5.29m)

Dual aspect with front and side facing double glazed windows, uPVC door opens to garden, gas fire and fireplace surround, two radiators, TV point.

DINING ROOM 11'5" x 9'4" (3.48m x 2.86m)

Front facing double glazed window, radiator, TV point.

KITCHEN 11'4" x 12'7" (3.47m x 3.84m)

Rear facing double glazed window, range of eye and base level units, wood effect worktops, radiator, space for gas cooker, space and plumbing for dishwasher, space for further appliances, breakfast bar, wall mounted Worcester Combi boiler, space for table, door opens to;

UTILITY ROOM 8'5" x 9'10" (2.59m x 3.01m)

Rear facing door and window open to garden, space and plumbing washing machine and other appliances, radiator, door to garage.

GARAGE 8'6" x 14'8" (2.60m x 4.48m)

Metal up and over door power and light, electric fuse box.

FIRST FLOOR LANDING

Wooden banister and handrail, built-in cupboard with slatted wooden shelving, loft access, doors to:

BEDROOM ONE 10'0" x 17'4" (3.07m x 5.30m)

Rear facing double glazed window, radiator, television point.

BEDROOM TWO 17'10" x 8'4" (5.46m x 2.56m)

Dual aspect with front and rear facing windows, two radiators, glazed door to ensuite with corner shower cubicle, low-level WC, wash basin, heated towel rail, extractor fan.

BEDROOM THREE 11'3" x 8'0" (3.45m x 2.45m)

Rear facing double glazed window, radiator, double built-in wardrobe.

BEDROOM FOUR 6'11" x 9'10" (2.11m x 3.02m)

Side facing double glazed window, radiator.

BATHROOM 7'7" x 6'2" (2.33m x 1.89m)

Front facing obscure double glazed window, bath with shower attachment over and tiled surround, low level WC, bidet, wash basin and storage, heated towel rail.

OUTSIDE FRONTAGE

Generous front garden laid mostly to lawn and planting with tree, path to front door and gate to side access, driveway for three cars to the fore of the garage. There is potential to extend the driveway.



REAR GARDEN

Private garden enclosed by timber panel fencing, patio seating area with steps up to majority of garden, laid to lawn with established planting, greenhouse, garden shed, gated side access.

DIRECTIONS

Leave Malvern on the A449 heading towards Worcester. Just before the dual carriageway section of the A449 at Powick take a left hand turn into Sparrowhall Lane, continue for a short distance taking the second available turning on the right into The Drive where number 6 can be found on the right hand side as indicated by the agents for sale board. From Worcester follow the A449 towards Malvern. At the traffic lights by the Four Seasons turn right into Old Malvern Road, then the first left into The Drive. Follow to the road to the far end where the property will be on the left. For more details or to arrange a viewing, please call our Malvern office on 01684 561411.

what3words

///matchbox.glider.nylon

ADDITIONAL INFORMATION

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: C

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.

ASKING PRICE

'offers over' £325,000





Approximate total area⁽¹⁾
131.8 m²
Balconies and terraces
1.8 m²
Reduced headroom
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



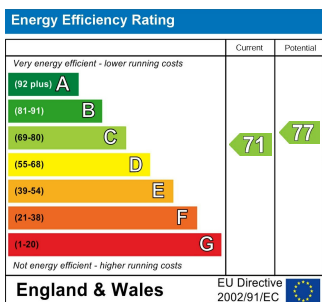
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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:

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.



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



PROTECTED

Offices also at:

Bromsgrove Malvern Mayfair London Worcester Upton upon Severn