



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 3 Old Malvern Road, Powick, Worcester. WR2 4RX

Offers In Region Of £300,000

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A well presented three bedroom extended semi detached family home, situated in the popular village of Powick.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, spacious Kitchen/Dining Room and Rear Porch. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is private driveway. To the rear is well tended private garden, spacious patio and lawned area, providing a good degree of privacy.

#### LOCATION:

The property is located in the popular village of Powick situated between Worcester and Great Malvern. Powick is just over 3 miles approx. from Worcester City Centre offering plenty of shopping and entertainment options, and just over 5 miles approx. to Great Malvern, the gateway to the historic Malvern Hills offering multiple walks enjoying the fabulous views. Powick itself is home to a highly respected primary school and is conveniently positioned for commuting. The motorway network is easily accessed via the M5 junction 7 which is just 4 miles approximately from the property. Train stations in Worcester provide direct trains to Birmingham and London, with the new Worcestershire Parkway Railway Station being approximately 5 miles away.

**Living Room:** - 3.63m x 3.45m (11'11" x 11'4" maximum)

**Kitchen / Diner:** - 7.32m x 3.68m (24'0" x 12'1")

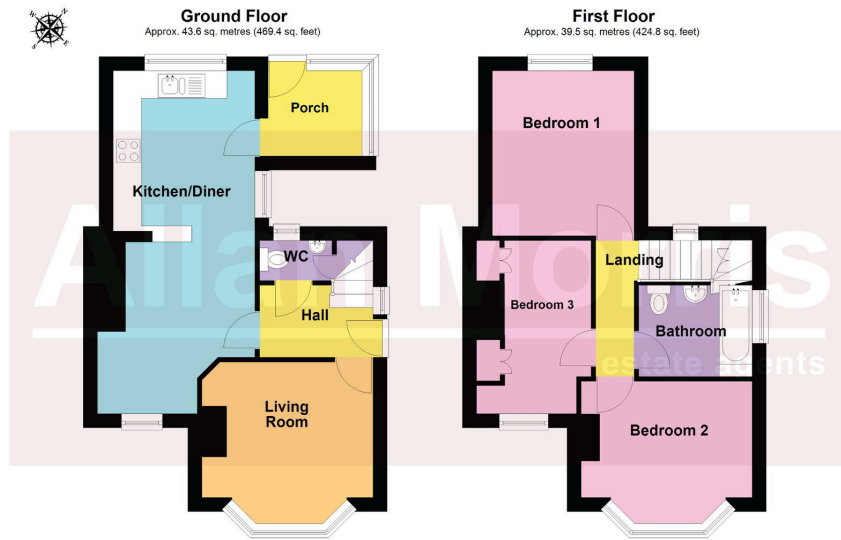
**Bedroom 1:** - 3.51m x 3.02m (11'6" x 9'11")

**Bedroom 2:** - 3.63m x 3.02m (11'11" x 9'11" maximum)

**Bedroom 3:** - 3.68m x 2.44m (12'1" x 8'0" maximum)

**Bathroom:** - 2.41m x 1.96m (7'11" x 6'5")





Total area: approx. 83.1 sq. metres (894.2 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Extended semi detached family home
- Kitchen/Diner
- Fully enclosed rear garden
- Council Tax Band: C
- 3 Bedrooms
- Private driveway
- Popular village location



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	