



**38 Church Road, Malvern, WR14 1LT**

**£400,000**

A substantial detached family home, situated in a convenient and popular residential location, close to the shops, schools, station and amenities of Malvern Link. The detached property sits on a very generous plot with huge scope to update, improve, modernise and extend. The accommodation comprises; entrance porch, hallway, open-plan sitting room/dining room, kitchen, conservatory/sunroom, first floor landing, three bedrooms, family bathroom, block paved off-road parking and very generous and mature rear garden. The property is offered with no onward chain and an internal viewing is highly recommended to appreciate the position, plot and potential on offer with this well loved family home.





# 38, Church Road, Malvern, WR14 1LT

## PORCH

UPVC front door, UPVC front and side windows door to garage, double glazed internal door to;

## HALLWAY 11'0" x 9'1" (3.36m x 2.79m)

Returning staircase to first floor with wooden spindle banister, understairs storage cupboard, telephone and broadband point, wood flooring, radiator, doors to:

## OPEN PLAN LOUNGE / DINING ROOM (10'5" x 18'0") + (12'6" x 12'1") ((3.20m x 5.51m) + (3.83m x 3.69m))

Aspects with front facing new uPVC window, large rear facing uPVC floor to ceiling window overlooking the rear garden, gas fire with marble hearth and wooden mantel surround, wood effect flooring, two radiators, television point, serving hatch to kitchen, door to conservatory/sun room.

## KITCHEN 9'7" x 8'4" (2.94m x 2.56m)

Rear facing window looking into conservatory, door to inner hallway, range of wooden eye and base level units, with worktop over and inset sink and drainer unit, space for gas cooker, space and plumbing for dishwasher and other appliances, tiled floor.

## INNER HALLWAY

Internal glazed wooden door to garage, door to;

## WC

Low-level WC, radiator.

## CONSERVATORY / SUN ROOM 12'1" x 12'4" (3.69 x 3.77m)

uPVC Windows and door open to garden, polycarbonate roof, radiator, wood affect flooring, power and light,

## GARAGE 32'1" x 12'4" (9.79m x 3.76m)

Large garage space running along the side of the property, metal electrically operated up and over door, side door into porch, door into kitchen, open to storeroom/potting shed at the rear. Wall mounted Worcester gas Combi boiler, space and plumbing for washing machine, space for further appliances, power and light. Inspection pit. Lean to style storage shed/potting sheds with door open to garden open to garage.

## FIRST FLOOR LANDING

Front facing double glazed window on half-landing, wooden spindle banister, airing cupboard with shelving, loft access hatch, doors to;





### **BEDROOM ONE 10'0" x 18'1" (3.06m x 5.53m)**

Dual aspect with front and rear facing double glazed windows, with view of the Malvern Hills at the rear, radiator, television point, range of wardrobes available by negotiation.

### **BEDROOM TWO 10'5" x 9'0" (3.19m x 2.75m)**

Front facing uPVC double glazed window, radiator.

### **BEDROOM THREE 7'8" x 8'9" (2.36m x 2.68m)**

Rear facing double glazed window overlooking rear garden, radiator.

### **BATHROOM 6'11" x 5'6" (2.13m x 1.69m)**

Rear facing obscure double glazed window, panel bath with shower attachment over, low-level WC, wash basin, heated towel rail and radiator, tiled wall.

### **FRONTAGE AND PARKING**

Front garden is laid to lawn with shrub planting, with block paved off-road parking driveway for 2 to 3 cars and access to the garage. Gated side access to the rear.

### **GARDEN**

A very generous and long rear garden enclosed by conifer hedgerows and timber panel fencing, laid initially to patio seating area which becomes lawn with a variety of established fruit trees, shrubs and herbaceous planting and flowering borders. Timber decked area with fish pond. This is a particular feature of the property that has lots of potential. The garden is subject to two title plans.

### **DIRECTIONS**

From Great Malvern proceed north onto the Worcester Road (A449) travelling in the direction of Malvern Link. Continue past Link Top Common on the right, and Malvern Link Railway Station on the left. Once in Malvern Link turn left at the traffic lights onto Richmond Road. Continue to the end of Richmond Road and turn left. Number 38 can be found on the left just past the railway bridge, indicated by the For Sale sign. To arrange a viewing or any other queries, please call us on 01684 561411 or email [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)

### **what3words**

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**ASKING PRICE - £400,000**





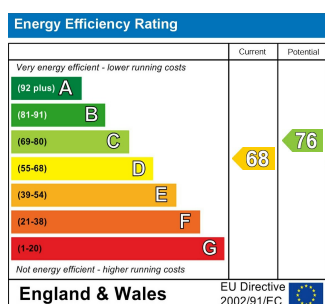
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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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