



50, Cockshot Road, Malvern, WR14 2TT

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Cockshot Road, Malvern, WR14 2TT

A particularly well proportioned and immaculately presented family home, situated in a most convenient and central location in Great Malvern, a very short distance from Malvern Common, Malvern Link railway station, and all the shops and amenities that Malvern has to offer. The property comprises; entrance porch, reception hallway with cloakroom, sitting room, dining room, study, kitchen, utility room, first floor landing, four good size bedrooms, master bedroom with en-suite shower room and a family bathroom. The property has landscaped gardens to the front, side and rear. The rear garden is a split-level secure and delightfully maintained. In addition, the property has a double garage and off road parking, as well as a fine view at the rear from its elevated position. Offered with no onward chain, we highly recommend viewing to appreciate the excellent position and spacious accommodation on offer.



LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

ENTRANCE PORCH

uPVC window and low brick wall entrance porch with tiled floor and spotlight lighting, internal glazed door opens to:

RECEPTION HALLWAY 8'9" x 12'5" (2.67m x 3.81m)

Generous reception hallway with stairs leading to first floor with wooden balustrade, door to WC.

WC

Side facing with obscured uPVC double's window, low level WC, pedestal wash hand basin, radiator, tiled walls.

STUDY 11'5" x 7'6" (3.50m x 2.31m)

Front facing with UPVC double glazed window, range of fitted furniture with storage cupboards and shelving and desk, radiator.

SITTING ROOM 13'10" x 23'10" (4.22m x 7.27m)

Dual aspect with front and side facing uPVC double glazed windows, uPVC double glazed patio doors open to garden, radiator, fireplace, double door doors open to dining room, television point, fibre optic broadband connection point .

DINING ROOM 10'8" x 10'11" (3.27m x 3.33m)

Rear facing with large uPVC glazed window overlooking the garden and patio area, radiator, double doors opening to sitting room, serving hatch to kitchen.

KITCHEN 9'7" x 10'11" (2.93m x 3.34m)

Rear facing with uPVC window overlooking rear garden, range of fitted wooden eye and base level units with a roll top worksurface over, inset one and a half sink and drainer unit, mixer tap, integrated Bosch electric oven, gas hob, integrated extractor fan and microwave, space and plumbing for slimline dishwasher, integrated refrigerator and corner storage cupboard, breakfast table, radiator, additional wall mounted display cabinet, serving hatch to dining room, glazed internal door opens to:

UTILITY ROOM 8'0" x 10'10" (2.44m x 3.32m)

Rear facing with uPVC double window, front facing uPVC obscure glass door giving access to outside, range of wooden eye and base level storage units including tall cupboard housing, Worcester gas central heating boiler, inset stainless steel sink and drainer unit, space and plumbing for washing machine, space for other appliances, radiator.

FIRST FLOOR LANDING 16'5" x 8'0" (5.02m x 2.44m)

Stairs to first floor landing with front facing uPVC double window, wooden Balustrade handrail, loft access point, airing cupboard, doors opening to;

BEDROOM ONE 13'8" x 11'11" (4.18m x 3.65m)

Rear facing with uPVC window and far reaching views from the elevated position, radiator, extensive range of built-in wardrobes and bedside furniture including dressing table. Door to;

ENSUITE 7'11" x 6'11" (2.43m x 2.12m)

Rear facing obscure uPVC double glazed window, corner shower cubicle with folding glass door and mixer shower over, low-level WC, vanity cabinet with inset wash basin with storage below, radiator, tiled walls.

BEDROOM TWO 12'6" x 10'0" (3.82m x 3.06m)

Rear facing with uPVC double glazed window overlooking the rear garden and with a view into the distance, radiator.

BEDROOM THREE 13'8" x 9'6" (4.19m x 2.90m)

Front facing with large uPVC double glazed window overlooking front garden, radiator.

BEDROOM FOUR 12'6" x 7'6" (3.83m x 2.30m)

Front facing uPVC double window, fitted bedroom furniture with drawers and wardrobes, radiator.

BATHROOM 12'4" x 5'8" (3.78m x 1.74m)

Side facing with uPVC double glazed window, panel bath with mixer shower over, low-level WC, fitted furniture with inset sink with storage below and to side, part tiled walls, electric shave point, radiator.

OUTSIDE - FRONTAGE

Delightfully landscaped front garden and low brick wall with gated pedestrian access, tile path leads to the property with the steps down to front door, path extends to either side of the property and gated access to the rear, the front garden is laid to ornamental lawn with well established and well stocked shrub and flowering borders.

REAR GARDEN

Beautifully presented and landscaped rear garden, on split levels with the upper level being laid to slab patio ideal for outside dining and entertaining, with steps and cast iron railings leading down to lower section, which is laid to lawn with additional seating area and established shrub and herbaceous borders. With gated access to the side. There is also a locked undercroft to the property which access useful storage for garden furniture and tools. To the side of the property by the utility room, there is an additional courtyard area which can also be used for outside seating, where there is a rainwater collection system and a greenhouse,

GARAGE 17'10" x 16'0" (5.46m x 4.88m)

Detached double garage sits to the side and rear of the property with off-road parking to the fore for two cars, electric up and over door opens to generous double garage with pedestrian uPVC side door into garden, garage also has power and lights and two windows to the rear.

DIRECTIONS

From the office proceed along Worcester Road towards Malvern Link. Go through the traffic lights and take the first right into Moorlands Road with the Nags Head pub on the right and Malvern Link Common on the left. Go straight over at the crossroads and next right into Cockshot Road. The property is found on the right hand side of Lee Hill Close on Cockshot Road, indicated by the For Sale Sign.

what3words

///settle.rewarding.puzzle

ADDITIONAL INFORMATION

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

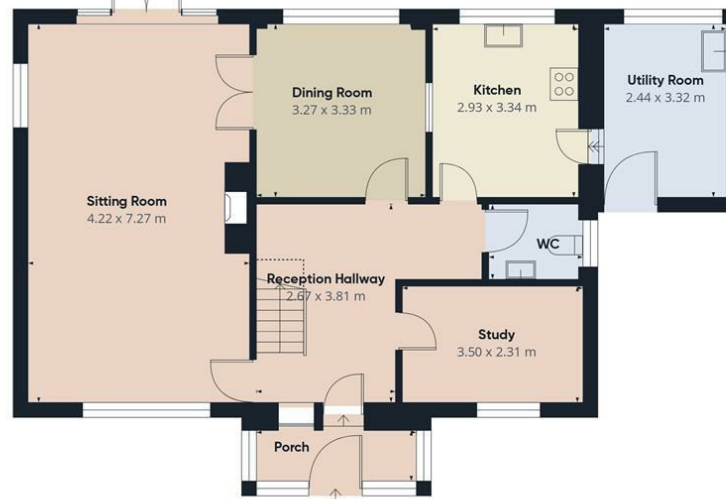
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

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.

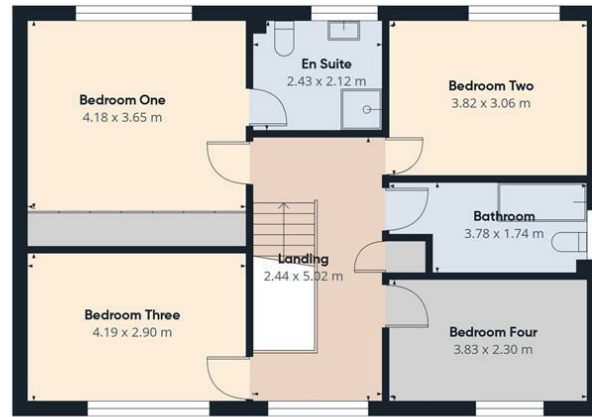
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

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 - £600,000



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

186.2 m²

Reduced headroom

1.5 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

EPC

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

Material Information Report



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