



22 Tennyson Drive, Malvern, WR14 2TQ

£340,000

A stepped semi-detached house in an enviable position in a popular residential location, set back from the road at the head of a residents open green area. Comprising; entrance hallway; downstairs cloakroom, lounge, re-fitted dining kitchen, three bedrooms and a bathroom. The property has front and rear gardens and an en-block garage. Tennyson Drive is generally considered to be well situated for access to Great Malvern, Waitrose, Malvern Link, both Malvern railway stations, Malvern Community hospital and Link Top Common as well as good local schooling. Viewing is essential.



22, Tennyson Drive, Malvern, WR14 2TQ

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.

There is excellent schooling from both the private and state sectors including the adjacent Malvern College and Malvern St James, The Royal Grammar School and The Kings School in Worcester and two prep schools in nearby Colwall. Trains run from Malvern stations direct to Birmingham and London. Motorway access is via junction 7 of the M5.

ENTRANCE

Composite front door with inset decorative glass, opens to

ENTRANCE HALLWAY 14'10" x 6'2" (4.53m x 1.89m)

Stairs lead to first floor, radiator, understairs storage space, doors to:

WC

Side facing uPVC window, low-level WC, wash basin, radiator, wall mounted gas combi boiler.

SITTING ROOM 12'4" x 12'8" (3.77m x 3.88m)

Front facing uPVC bay window overlooking green space to the fore, wall mounted television point, radiator, wood effect flooring, broadband point.

KITCHEN DINING ROOM 11'5" x 18'11" (3.49m x 5.78m)

Rear facing uPVC window and double French patio doors open to the rear garden, range of contemporary eye and base level units, wooden worktops, inset sink and drainer unit with mixer tap, integrated Bosch dishwasher, two integrated Bosch ovens and integrated Bosch washing machine, space for tumble dryer and fridge freezer, wood effect tile flooring, wall mounted television point, radiator, spot lighting.

FIRST FLOOR LANDING 7'10" x 6'2" (2.41m x 1.89m)

Side facing uPVC window, radiator, storage cupboard, loft access hatch, doors to:



BEDROOM ONE 10'1" x 12'4" (3.09m x 3.76m)

Rear facing uPVC double glazed window, radiator, range of built-in wardrobe

BEDROOM TWO 11'2" x 8'4" (3.41m x 2.55m)

Front facing uPVC window with a view of the Malvern Hills, radiator.

BEDROOM THREE 8'2" x 6'9" (2.51m x 2.06m)

Front facing uPVC window with a view of the Malvern Hills, recess storage/wardrobe, radiator.

BATHROOM 6'11" x 6'2" (2.12m x 1.89m)

Rear facing uPVC window, panel bath with shower attachments over, folding glass splash screen, high level WC, vanity unit with inset wash basin, heated towel rail, tiled floor, extractor fan.

OUTSIDE

Property is approached from the front by a path over a communal green space with a path leading to the front door. The rear garden is enclosed by fencing and brick wall, with patio seating area immediately outside the back door, the rest being laid to lawn with shrub planting, a timber garden shed, gated side access.

GARAGE

The property has a en-block garage with metal up and over door and a parking space to the fore.

DIRECTIONS

From Great Malvern proceed down Church Street, pass straight on through the traffic lights and take the second left into Albert Road North. Take the second turning on the right into Cockshot Road, Take the second again on the right into Tennyson Drive and number 22 is on the right, at the bottom of the small crescent on the left. There is a wall plate (by a silver birch tree) indicating this pedestrian access to numbers 8 to 34. Parking is available on the main part of the road. On Tennyson Drive a little further, after bending to the right and the parking area and garage can be found up the drive just prior to number 46 on your right.

what3words

///rear.pepper.tides

ASKING PRICE

£340,000





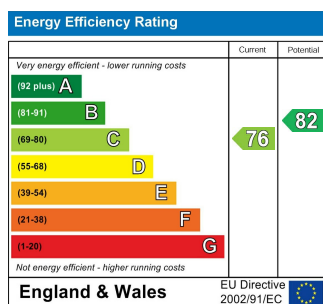
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: 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.



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

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn