

Allan Morris estate agents

75, Britten Drive, Malvern, WR14 3LG

MAYFAIR OFFICE GROUP

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A very substantial detached bungalow, on a quiet and generous plot. Comprising: porch, entrance hallway, sitting room, conservatory, dining room, kitchen, rear hallway and utility room, three double bedrooms, master with en-suite (previously Jack and Jill with bedroom two). The property is found in a quiet cul-de-sac location with off road parking for four cars with additional space to the side for a motorhome or additional parking to be created, double garage, potential to extend subject to planning, mature and private gardens that surround the property. Situated close to Peachfield and Poolbrook Commons with the services, shops and transport links of Barnards Green close by. Would benefit from some updating and improvement to enhance the property. Originally a 4 bedroom property but adapted into a three bedroom, which could be reinstated if required. Offered with no onward chain, we highly recommend an early viewing to appreciate the position and potential 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.

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 PORCH
uPVC porch with outside covered area, double glazed internal uPVC door with obscured glass opens to:

HALLWAY
With study area, radiator, telephone point, doors to:

SITTING ROOM 13'10" x 16'10" (4.24m x 5.15m)
Front facing with uPVC bay window., overlooking front garden. Windows throughout fitted by Anglian. Television points, radiator, brick built fireplace, uPVC French doors open to:

CONSERVATORY 11'0" x 12'3" (3.37m x 3.75m)
Timber and low brick wall construction, double doors opening to garden, radiators, fitted blinds to the windows and to the roof.

DINING ROOM 13'11" x 8'11" (4.26m x 2.72m)
Side facing uPVC door and large picture window overlooks side garden, radiator, serving hatch to kitchen.

KITCHEN 13'1" x 8'11" (4.00m x 2.72m)
Rear facing with large uPVC window overlooking rear garden with school playing fields beyond. Range of French Oak eye and base level units with extensive worktop over inset one and a half stainless steel sink and draining unit, electric hob, extractor hood over, integrated Bosch electric oven and grill, space and plumbing for dishwasher, space for further appliances, tiled splashback, radiator, serving hatch, television point, doorway to:

REAR HALL
uPVC door with obscure glass opens to garden, radiator, doorway to:

UTILITY ROOM 6'0" x 5'2" (1.84m x 1.59m)
Rear facing obscured uPVC window, wall mounted Belfast sink, space and plumbing for washing machine, space for further appliances, wall mounted gas central heating boiler.

BATHROOM 5'8" x 9'11" (1.73m x 3.03m)
Rear facing obscured uPVC window, corner shower cubicle with electric Triton shower unit, low-level WC, bidet, vanity unit with inset sink, heated towel rail, spotlighting.

INNER HALLWAY
Separated from main hallway by internal glazed door, the hallway has loft access with drop-down ladder, radiator, airing cupboard housing hot water tank and slatted shelving, additional double storage covered, doors to:

BEDROOM ONE 15'0" x 9'10" (4.58m x 3.02m)
Rear facing with two uPVC double glazed windows overlooking the rear garden, range of fitted wardrobes with hanging rails and mirror doors, two radiators, door to:

EN SUITE BATHROOM 6'9" x 7'10" (2.07m x 2.40m)
Side facing with obscured uPVC window, paddle bath with shower attachment over, low level WC, wash basin, radiator, tiled walls, door(currently unused) to second bedroom when once was used as a Jack and Jill bathroom.

BEDROOM TWO 12'4" x 11'11" (3.76m x 3.65m)
Front facing UPVC double glaze window, radiator, two built in wardrobes with hanging rails and shelving, smaller cupboard with fitted shelves that was once the door to the Jack and Jill ensuite bathroom, radiator.

BEDROOM THREE 11'3" x 9'8" (3.43m x 2.97m)
Front facing uPVC window, radiator, large double built in wardrobe.

GARAGE 16'2" x 16'0" (4.93m x 4.88m)
Double garage with electric roller door, power and lights, window and door to the rear.

GARDENS
The property is set in generous gardens which surround the property on all sides, the property is enclosed by timber panel fencing and hedge row to the rear with a small stream along the rear and a side boundary. Beyond the rear boundary are the playing fields for the local Chase High School, to the fore of the property is a driveway for 3 to 4 cars, with space to the side to extend the driveway further if required. There is a block path to the front door and front Veranda with an additional path leading round the perimeter of the property. The garden is mostly laid to lawn with established shrubs and plants for borders, specimen ornamental trees, a timber garden shed and wood store, outside tap and lighting.

DIRECTONS
From the Malvern Town Centre proceed down Church Street towards Barnards Green. At the traffic island take the third exit which goes through the collection of shops, follow the road along and take the second right signposted to Welland. Follow this road along, past the Three Horseshoes Pub on the left and take the next right adjoining the common. First right again into Britten Drive and follow to the end of the cul-de-sac and the property will be found on the left hand side as indicated by the agent's sale board. For more details or to arrange a viewing, please call the Malvern office on 01684 561411.

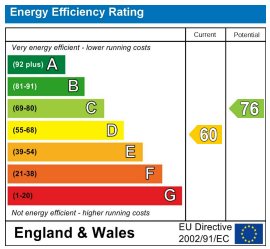
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ADDITIONAL INFORMATION
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, are 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
£550,000



EPC



Material Information Report

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