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Andrew Grant



45 The Drive





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Powick, WR2 4SA

Connected reception rooms open onto a generous garden at this three bedroom Powick home, within walking distance of the village primary school.

3 Bedrooms | 1 Bathroom | 2 Receptions | Detached garage and adjoining outbuilding

This semi-detached home combines two connected reception rooms with a good-sized rear garden in the village of Powick. Double doors link the living and dining rooms, with the latter opening onto the patio, while a fitted kitchen provides separate side access. Upstairs are three bedrooms, a bathroom and a separate WC. Outside, lawn and established borders are complemented by a covered deck for afternoon and evening sun. A driveway, detached single garage and adjoining outbuilding complete the property, with Worcester and Malvern both readily accessible.

1,007 sq ft (93.4 sq m)

Freehold

The ground floor

Cream Shaker style cupboards and wood effect worktops give the kitchen a welcoming feel, with a broad window overlooking the rear garden. A fitted hob and extractor sit alongside the work surfaces, while a side door provides access outside.

A wide front window draws daylight into the spacious living room, where a recessed chimney breast adds character. Double doors connect with the dining room, allowing the reception spaces to be enjoyed together or closed off for quieter evenings.

The dining room looks directly onto the garden, with glazed double doors opening to the paved terrace. Timber flooring and a dado rail define the space, while its connection to both the kitchen and living room suits sociable meals.

An open canopy porch shelters the entrance to the hallway, where a side window brings light to the staircase. An understairs cupboard provides useful storage, and timber flooring continues through to the living room.















The first floor

The primary bedroom features a broad window and a long run of fitted wardrobes. Its generous dimensions leave space for a dressing area alongside the main bedroom furniture.

Overlooking the rear garden, the second bedroom is another double room, with a wide window and a simple rectangular layout. The outlook gives this room a different character from the front bedrooms, with greenery forming the backdrop.

The third bedroom occupies the front corner of the upper floor and includes a built-in cupboard. It could remain a single bedroom or serve as a dedicated home office, keeping working space separate from the reception rooms below.

The bathroom includes a bath with a shower above, a glazed shower screen and a pedestal basin, complemented by pale wall tiling and an obscured window. A separate WC with its own basin is accessed independently from the landing.













The garden and parking

A paved terrace immediately outside the dining room leads onto a broad lawn, edged by established shrubs and borders. The garden offers room for outdoor games and gardening, with fencing enclosing the space and a gate providing side access.

A raised timber deck creates a second seating area, with a balustrade and timber framed canopy defining the space. Positioned to make the most of the afternoon and evening sun, it offers an appealing spot to unwind overlooking the lawn.

The front lawn and planted border sit alongside a gravelled driveway leading to the detached single garage. An adjoining outbuilding has separate double doors, providing additional space that could suit garden equipment or hobbies.






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Location

The Drive is a residential address in Powick, a village between Worcester and Malvern. The setting combines an established village community with access to the shops, services and employment centres of both.

Powick Parish Hall hosts local activities and provides a venue for community events. The village also has traditional pubs, while Worcester and Malvern offer a wider choice of shopping and places to eat.

Powick Church of England Primary School on Malvern Road is within walking distance of the property. Powick Pre-School also operates from the parish hall, providing an additional option for younger children.

The A449 links Powick with Worcester and Malvern, and the 44 bus serves the same corridor. Worcester Foregate Street provides rail connections towards Birmingham and London Paddington for journeys further afield.

The Malvern Hills offer an extensive network of walking routes and far-reaching views. Malvern Theatres adds live entertainment to the area's attractions, broadening the choice of weekend activities beyond the village.



Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed

Superfast broadband available. Download speeds up to 72 Mbps and upload speeds up to 18 Mbps (source: Ofcom checker).

Mobile Coverage

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

EPC

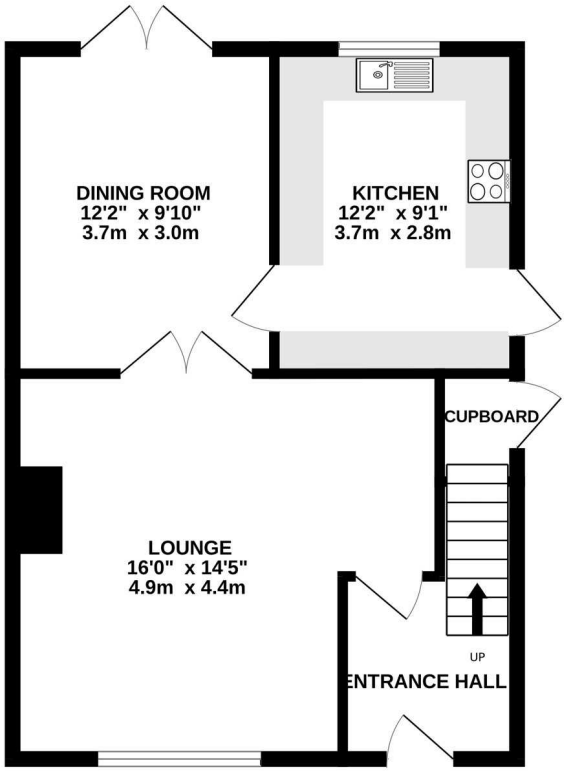
The EPC rating for this property is: C

Council Tax

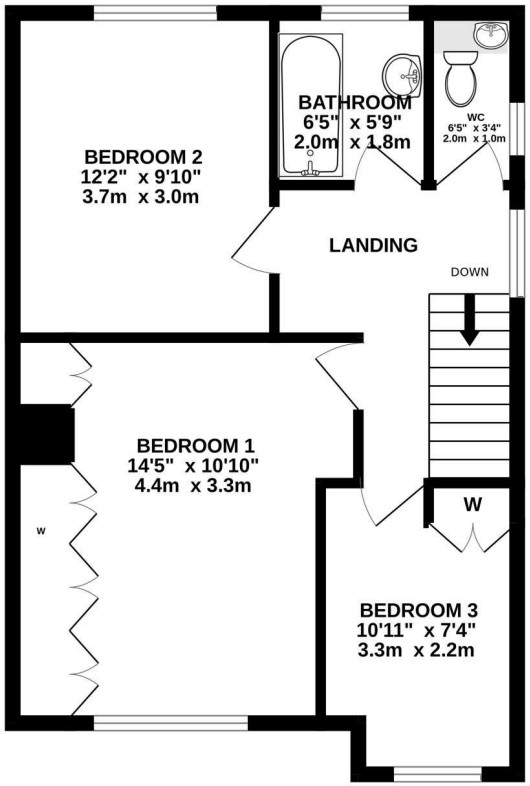
The Council Tax for this property is Band C



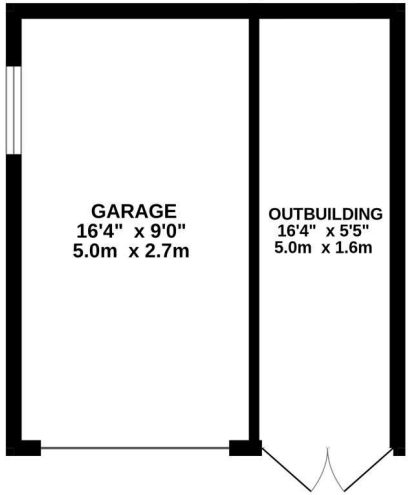
GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.3 sq.m.) approx.

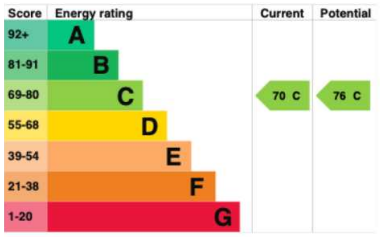


235 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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