



Vicarage Cottage Marlbank Road, Welland, WR13 6NE

£499,950

A very well presented and deceptively spacious period attached property. The extended accommodation comprises; porch, hallway, sitting room, study/family room, kitchen open plan to dining room which in turn opens to the garden, utility room/wc, first floor landing, five bedrooms, master with ensuite and a re-fitted family bathroom. To the fore is a driveway for 2-3 cars. To the rear is a very generous, flat and private garden, laid to lawn with seating area and timber pergola, a detached single garage that has potential and lapsed planning permission to extend and convert to further accommodation. Situated in the ever popular village of Welland with a local school, shop and community, we highly recommend an early viewing to appreciate the position, accommodation and plot on offer.



Vicarage Cottage, Marlbank Road, Welland, WR13 6NE

LOCATION

The property is situated in the centre of the sought after village of Welland, just a few minutes' walk from the village shop, post office, church and Welland primary school, and within catchment for Hanley Castle High School and sixth form. The nearby towns of Upton-upon-Severn and Malvern which provide health and leisure facilities, shops and supermarkets and are both within six miles. The railway network can be accessed at Malvern or the recently opened Worcester Parkway, which gives a shorter journey time to London Paddington. The motorway network, Worcester (M5 junction 7 and M50 junction 2), are a short drive away.

ACCOMMODATION

PORCH 5'1" x 4'7" (1.57m x 1.41m)

Composite front door, tiled flooring, door to:

ENTRANCE HALL

Stairs to first floor, wooden latch doors to:

SITTING ROOM 9'2" x 20'0" (2.80m x 6.11m)

Front facing uPVC window, rear facing uPVC patio doors open to the garden, open fireplace with brick hearth and decorative surround, television point, two radiators, wood effect flooring.

STUDY/FAMILY ROOM 8'3" x 11'9" (2.52m x 3.59m)

Front facing uPVC window, radiator, wall lights.

INNER HALLWAY

Large understairs storage cupboard, tiled floor, door to sitting room, family room, kitchen and utility.

UTILITY ROOM 5'2" x 7'7" (1.60m x 2.32m)

Side facing obscure window, low level WC, wash basin, space and plumbing for washing machine, floor mounted oil fired central heating boiler, radiator, tiled floor.

KITCHEN 13'1" x 11'11" (3.99m x 3.64m)

Side facing uPVC window and door, range of eye and base units, wooden worktops, peninsular island with breakfast bar, inset ceramic Belfast sink with a mixer tap, integrated electric double oven, gas hob, extractor hood, additional storage below, worktop, space for fridge freezer, spot lighting, open plan to:

DINING ROOM 12'8" x 11'3" (3.88m x 3.44m)

Dual aspect with two side facing windows and rear facing double glazed window and double doors opening to garden, continued tiled floor, radiator, spot lighting.

FIRST FLOOR - LANDING

Side facing uPVC window, doors to;

BEDROOM ONE 12'9" x 11'0" (3.90m x 3.37m)

Rear facing double glazed window overlooking the rear garden, radiator, doorway to ensuite with sliding door.



ENSUITE

Corner shower cubicle, low level WC, wash basin, extractor fan, spotlights, heated towel rail.

BEDROOM TWO 9'2" x 12'0" (2.80m x 3.66m)

Front facing uPVC windows, built-in double wardrobe, radiator.

BEDROOM THREE 8'4" x 11'10" (2.55m x 3.63m)

Front facing uPVC window, built-in double wardrobe, radiator.

BEDROOM FOUR 9'7" x 7'9" (2.94m x 2.37m)

Side facing uPVC window, recess wardrobe, radiator.

BEDROOM FIVE 8'1" x 7'7" (2.48m x 2.33m)

uPVC window, radiator.

FAMILY BATHROOM 9'2" x 7'5" (2.80m x 2.28m)

Rear aspect obscure glass double glazed window, panel bath with a mixer tap, wash basin, corner shower cubicle, low level WC, extractor fan, spot lighting, radiator.

FRONTAGE

Laid to driveway for two cars, gated side access, landscaped low maintenance front garden and paths to front door.

GARAGE

Detached single garage, power and light.

REAR GARDEN

Very generous rear garden enclosed by timber fencing. Laid mainly to lawn, initially laid to stone chipping and patio seating area, further section of stone chipping, rear section has a seating area with pergola over, outside tap, shed and oil tank.

DIRECTIONS

From the Allan Morris office in Great Malvern bear right across Belle Vue Terrace and on to the Wells Road. Follow the road out of town in the direction of Ledbury for approximately 1.5 miles. Take the left hand turn after the Wells Primary school into Upper Welland Road. Follow the road down the hill, going through Upper Welland to a T-junction. Turn left and proceed straight on to the village of Welland. Continue to the centre of the village and the property can be found on the left hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries on the property please call us on 01684 561411 or email malvern@allan-morris.co.uk.

ASKING PRICE - £499,950





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

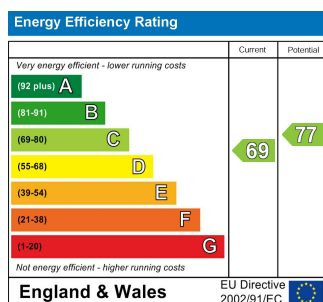
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Oil tank. 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

ENERGY PERFORMANCE RATINGS: Current: C69 Potential: C77

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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