Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

4 Players Avenue, Malvern, WR14 1DU

Price Guide £325,000

A very well presented semi-detached house with three double bedrooms in this popular residential location. In brief, the accommodation comprises: hallway with useful walk-in cupboard, dining room, living room, kitchen, utility room, guest wc and shower room, three first floor bedrooms and re-fitted stylish family bathroom. Complementing this generous accommodation are lovingly created front and rear gardens, driveway and garage. Internal viewing is strongly recommended. NO CHAIN

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ENTRANCE
Approached over tarmac driveway to uPVC storm porch and uPVC front door.

HALLWAY
Inset door mat, radiator, display shelving, power points, telephone point, stairs to first floor, walk in understairs cupboard with coat hooks, power and light.

DINING ROOM 13'1" (into bay) x 10'11" (3.99m (into bay) x 3.35m)
With double glazed bay window to the front and twin double glazed windows to the side, radiator, wooden fireplace with tiled hearth and power points.

LIVING ROOM 15'8" x 10'11" (4.8m x 3.34m)
With front facing double glazed window, radiator, ornate cast iron horseshoe fire with living flame, gas fire, slate hearth and wooden fire surround, power points and television point.

KITCHEN 16'4" x 10'11" (4.99m x 3.34m)
With matching range of wall and base units, tiling to all work surfaces, gas cooker point and cooker, wall mounted gas boiler, power points, inset bowl and a half sink unit, space and plumbing for dishwasher, double glazed window, space and plumbing for under counter fridge and freezer, archway through to rear porch with double glazed window, obscure double glazed rear door, radiator and door to:

SHOWER ROOM 7'4" x 6'2" (2.24m x 1.9m)
With obscure double glazed window, radiator, wall mounted hand basin, close coupled WC, glazed shower cubicle with Mira shower, extensive tiling and door to:

UTILITY ROOM 7'0" x 6'5" (2.15m x 1.96m)
Rear facing double glazed window, radiator, range of wall and base units, single stainless steel drainer sink unit, plumbing for automatic washing machine and space for tumble dryer, power points and tiling to work surfaces, stairs.

FIRST FLOOR
from the hallway stairs to the first floor with double glazed window on the half landing and on the the full landing which has access to the loft space.

BATHROOM 6'5" x 6'11" (1.96m x 2.12m)
With re-fitted white suite comprising: claw foot roll top bath with mixer tap and shower attachment, pedestal wash hand basin, high level WC, towel rail, radiator, attractive panelling, obscure double glazed window, shelving.

BEDROOM THREE 9'6" x 9'11" (2.9m x 3.04m)
Rear facing double glazed window, radiator, power points.

BEDROOM TWO 11'0" x 9'5" (to wardrobes) (3.37m x 2.89m (to wardrobes))
Front facing double glazed window, power points, radiator, television aerial, built in wardrobes.

BEDROOM ONE 10'11" x 11'10" (3.33m x 3.62m)
Front facing double glazed window, radiator, television point and power points.

REAR GARDEN
A beautifully landscaped garden with well stocked flower and shrub borders and beds and patio areas, with an archway to the level lawn with stepping stones to a further seating area at the rear and generous wooden shed. The garden is fully fenced and has walkway and gated access to the front.

GARAGE 15'11" 10'3" (4.87m 3.14m)
With up and over door, rear window and rear door.

DIRECTIONS
From our office on Worcester Road follow the road along towards Worcester and into Malvern Link. At the third set of traffic lights turn left onto Richmond Road and at the T-junction turn right onto Church Road. Turn left at the end and Players Avenue is the second turning on the left. No. 4 is the second property on the right hand side.

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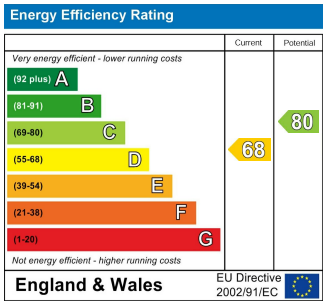
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets are included in the sale ; other items, such 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.

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