



12, Randell Road, Malvern, WR14 1EN

**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

## Randell Road, Malvern, WR14 1EN

A very well presented and upgraded detached family property, situated in a secluded cul de sac location and backing onto green space for additional privacy. The well proportioned property comprises; entrance hallway, sitting room, dining room, breakfast kitchen, utility, wc, four bedrooms, master with en-suite and a family bathroom. The property has a double driveway to the fore of the garage and a particularly attractive and private rear garden, with mature trees behind. In the garden is a large timber workshop with green roof that could be utilised in a number of ways such as an office or studio. The property also benefits from additional efficiency with solar panels and an air heat recovery system. This property is found in a particularly quiet and secluded location, close to shops, local schools and amenities and we highly recommend an early viewing.



### **ENTRANCE**

Composite front door opens to;

### **ENTRANCE HALLWAY**

Returning staircase to the first floor, understairs storage cupboard, radiator, door to utility and garage, doors to:

### **WC**

Side facing obscured uPVC window, low level WC, wash basin, radiator.

### **SITTING ROOM 14'0" x 12'11" (4.29m x 3.96m)**

Rear facing uPVC French patio doors open to the garden, two radiators, television and telephone point.

### **BREAKFAST KITCHEN 10'2" x 12'9" (3.10m x 3.91m)**

Side facing uPVC window, rear facing uPVC French patio doors to the garden, range of contemporary eye and base level units with extensive worktops incorporating a breakfast bar, inset one and-a-half sink and drainer unit, integrated AEG double oven, electric induction hob with extractor hood over, integrated fridge and freezer, integrated dishwasher, concealed and wall mounted Worcester boiler.

### **UTILITY ROOM 9'6" x 6'8" (2.90m x 2.04m)**

Range of fitted storage units, worktop unit, stainless steel sink and drainer unit, plumbing for washing machine and other appliances, spot lighting, door to GARAGE.

### **DINING ROOM 9'6" x 9'7" (2.90m x 2.94m)**

Front facing uPVC square bay window, radiator, television point.

### **FIRST FLOOR LANDING**

Side facing uPVC window on half landing, loft access hatch, airing cupboard housing hot water tank, wooden spindle banister, doors to all rooms. A heat recovery ventilation system operated throughout the first floor.

### **BEDROOM ONE 11'5" x 11'4" (3.49m x 3.46m)**

Rear facing uPVC window overlooking the rear garden, television point, radiator, built-in wardrobes with sliding doors, door to:

### **EN SUITE 6'6" x 5'6" (1.99m x 1.69m)**

Side facing obscure uPVC window, low level WC, wash basin, corner shower cubicle, heated towel rail extractor fan, illuminated cabinet.

**BEDROOM TWO 8'9" x 12'10" (2.69m x 3.92m)**

Rear facing uPVC window overlooking the rear garden, radiator.

**BEDROOM THREE 9'6" x 13'3" (2.90m x 4.05m)**

Front facing double glazed window, radiator.

**BEDROOM FOUR 14'10" x 8'2" (4.53m x 2.49m)**

front facing uPVC window, radiator.

**BATHROOM 9'11" x 5'10" (3.04m x 1.78m)**

Side facing obscure uPVC window, panel bath with shower over, glass splash screen, low level WC, wash basin, heated towel rail, extractor fan, illuminated cabinet.

**GARAGE 9'10" x 12'6" (3.00m x 3.82m)**

Metal up and over door, power and light, solar panel inverter, part converted to create utility so not a full length single garage.

**OUTSIDE - FRONTAGE AND DRIVEWAY**

Driveway to the fore of the garage for two cars, attractive planted front garden, outside lights and EV charge point, gated access to the rear.

**REAR GARDEN**

Gated side access, enclosed by timber fencing, laid to extensive patio seating area and pathways, rest is laid to lawn with hexagonal timber pergola, timber garden shed, attractive shrub planting, outside tap and light.

**WORKSHOP 14'9" x 9'11" (4.52m x 3.04m)**

Large timber workshop on solid base with power and light, ideal to use as a home office/workshop or studio space.

**DIRECTIONS**

From Great Malvern follow the Worcester Road. Follow the road along to the traffic lights and turn left but follow the road to the right. This is Newtown Road and becomes Leigh Sinton Road. Continue along Leigh Sinton Road turning left in to Hill View Road continue along leading on to End Hill Way then turn right onto Randell Road. After a short distance the property can be found on the right hand side. For further details or to book a viewing call the Malvern Office on 01684 561411.

**what3words**

///roughest.thinker.rotation

**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.

**ADDITIONAL INFORMATION**

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

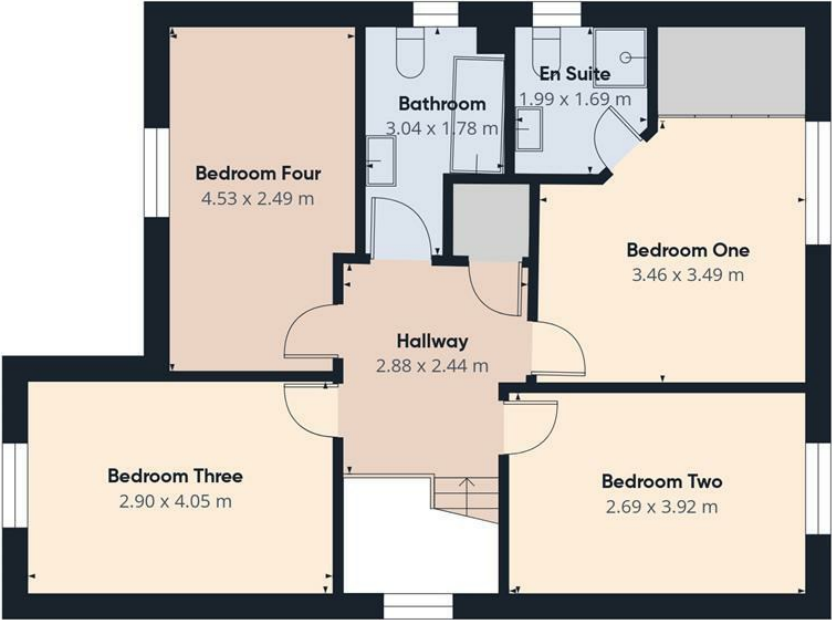
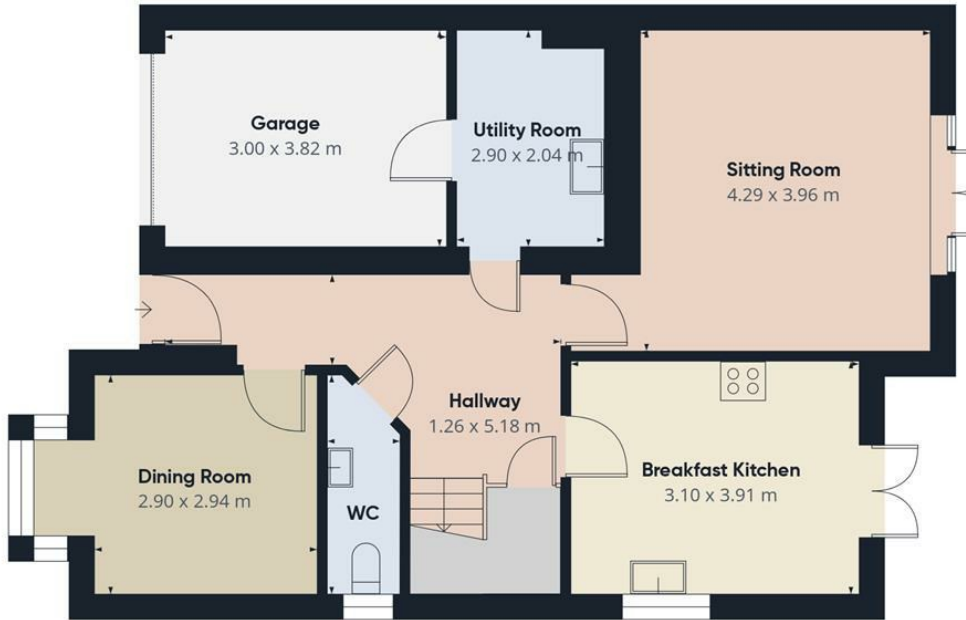
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets are included.

SERVICES: Mains gas, 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

ENERGY PERFORMANCE RATINGS: Current: B91 Potential: A92

**ASKING PRICE - £485,000**



Approximate total area<sup>(1)</sup>

136 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	91	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Material Information Report



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;





