



## 13 Lower Road, Malvern, WR14 4BX

£325,000

A beautifully presented, modern, three bedroom semi detached home in an elevated position with conservatory, garage and terraced gardens. The accommodation which has been greatly improved by the current owners comprises; entrance porch, lounge, dining room, conservatory, fitted kitchen, three bedrooms, bathroom. Further benefits include; gas central heating, double glazing, large single garage with additional space inside, block paved driveway for two cars, and landscaped terraced rear garden. Situated in an elevated position in West Malvern viewing is a must.





# 13, Lower Road, Malvern, WR14 4BX

## PORCH

Accessed via steps from the drive. Front aspect double glazed window with westerly views towards the sunset, ceiling light point, glass panel door to;

## SITTING ROOM 15'10" x 13'1" (4.85m x 4.01m)

Front aspect double glazed window with westerly views, ceiling light point, feature fireplace with floor mounted gas fired living flame effect woodburner on stone hearth, radiator, stairs to first floor, oak effect wood laminate flooring, glass panel door to conservatory, open plan to;

## DINING KITCHEN 16'0" x 11'6" max (4.89m x 3.52m max)

Open plan dining kitchen comprising;

### Dining Area

Recessed ceiling downlighters, radiator, continued wood laminate flooring, space for dining table, double glazed double doors to rear garden patio with space for outside dining and entertaining, open plan to;

### Kitchen Area

Rear aspect double glazed window, recessed ceiling downlighters, refitted kitchen comprising of a range of floor and wall mounted white high gloss units under a marble effect work surface, stainless steel single drainer sink unit, integral stainless steel gas hob with stainless steel oven below and stainless steel extractor over, integral dishwasher, space for fridge freezer, continued wood laminate flooring.

## CONSERVATORY 10'10" x 8'3" (3.32m x 2.52m)

UPVC double glazed conservatory built onto waist height wall, two wall light points, westerly views to the fore, fitted storage/utility cupboards including space and plumbing for washing machine, double glazed double doors to the rear, continued laminate flooring.

## BEDROOM ONE 13'5" x 8'11" (4.09m x 2.72m )

Front aspect double glazed window with westerly views to the sunset, ceiling light point, radiator.

## BEDROOM TWO 10'4" x 8'8" (3.17m x 2.66m )

Rear aspect double glazed window, ceiling light point, radiator.

## BEDROOM THREE 9'2" x 6'8" (2.81m x 2.04m )

Front aspect double glazed window with westerly views to the sunset, ceiling light point, built in overstairs storage cupboard with hanging rail, radiator.

## BATHROOM 6'11" x 5'11" (2.12m x 1.82m )

Rear aspect obscure glass double glazed window, ceiling light point, extractor, white suite comprising; panel bath with 'Bristan' shower over, pedestal wash hand basin, push flush WC, shaver socket, radiator.



## GARDENS

Front Garden - Mostly laid to block paving to provide off road parking for two cars, with lawn and shrubs to side. Steps lead up to the front door and front patio with space for small table and chairs.

Rear Garden - Landscaped terraced rear garden. Initially to the rear of the property and continuing to the side is a block paved patio with plenty of space for outside dining and entertaining, steps lead up from this through flower and shrub beds to a second paved seating area with space for table and chairs, steps lead up from this to a lawn terrace with shed to side and flower and shrub beds above.

## **GARAGE 18'1" x 8'11" widening to 15'8" (5.53m x 2.74m widening to 4.79m )**

Front aspect up and over style door, recessed ceiling spotlights, power points, the garage opens up to include the space underneath the stairs to the front of the property and so there is plenty of space to the side for a workshop area or cycle/motorcycle storage and still have space for a car.

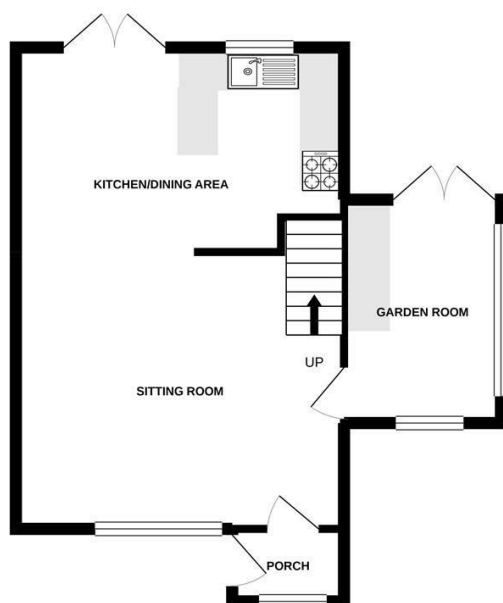
## DIRECTIONS

from the Allan Morris office in Great Malvern turn left onto the Worcester Road, proceed along and then turn left into North Malvern Road, carry on around the corner as this road becomes West Malvern Road. Turn right before The Lamb public house and left into Old Hollow. This becomes Lower Road and No 13 is on the left as indicated by the Allan Morris 'for sale' board.

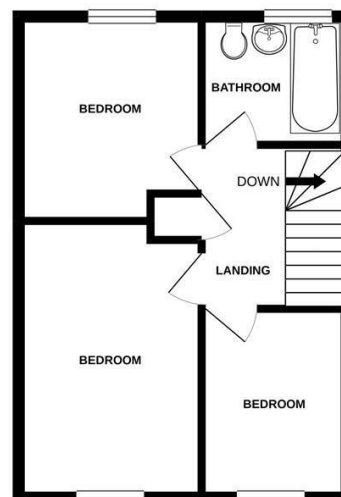




GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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**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 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: TBC

**ENERGY PERFORMANCE RATINGS:** Current: C73 Potential: B87

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



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

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