



74 Albert Park Road, Malvern, WR14 1RR

£435,000

A versatile and characterful semi detached four bedroom Victorian home retaining most of its original features. The accommodation comprises: Entrance hall access via leaded glass door, bay windowed sitting room with fireplace, large separate dining room with fireplace, refitted breakfast kitchen, utility, cloakroom, two large basement rooms with potential for conversion, four bedrooms, three with fireplaces, refitted main bathroom. Further benefits include; central heating, original cornicing and skirting, cottage style gardens to the fore, level garden to the rear. Viewing a must to appreciate the size and character of home on offer.



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CANOPY PORCH

Tiled canopy porch, security light, original ornate leaded glass front door with matching picture window over.



ENTRANCE HALL

Ceiling light point, smoke alarm, cornicing, school style radiator, stairs to first floor, ornate tiled floor with level skirting, period pine panel doors to:

SITTING ROOM 16'10" max into bay x 13'11" (5.14m max into bay x 4.25m)

Front aspect bay window, ceiling light point with ceiling rose, cornicing, picture rail, original ornate marble fire surround with inset flower motif, cast Iron fireplace with tiled sides, dado rail, school style radiator, high level skirting.



DINING ROOM 16'0" x 11'5" max (4.88m x 3.49m max)

Twin rear aspect sash windows overlooking the rear garden, ceiling light point with ceiling rose, cornicing, picture rail, painted stone fire surround with inset cast iron fireplace with tiled sides and hearth, school style radiator, high level skirting, exposed floorboards.

BREAKFAST KITCHEN 13'7" x 9'4" (4.16m x 2.85m)

Rear aspect sash windows, recess ceiling down lighters, re-fitted kitchen comprising of a range of floor and wall mounted dove grey units under a wood block work surface, stainless steel integral gas hob, integral oven, Belfast style sink, tiled splash back, parquet wood tile style flooring, school style radiator, pine panel door to:



UTILITY 7'9" x 7'0" (2.37m x 2.14m)

Side aspect sash window, ceiling light point, wash hand basin with storage below, units to match kitchen, space and plumbing for washing machine with space for tumble dryer over, space for tall fridge freezer in matching units, part tiled walls, quarry tiled floor, door to steps to rear garden, period pine panel door to.



CLOAKROOM

Side aspect window, ceiling light point, white suite comprising: ceiling light point, wash hand basin, WC, part tiled walls, continued quarry tiled floor.

BASEMENT

Accessed via stairs from the entrance hall.

ROOM ONE 16'11" x 6'10" (5.17m x 2.10m)

Ceiling light point, blue brick flooring, door to:



ROOM TWO/ORIGINAL SCULLERY 15'11" x 11'3" (4.87m x 3.45m)

Rear aspect window, ceiling light point, original sink and washing machine with cast iron fire grate below, blue brick floor, door to rear garden, doorway to:

ROOM THREE 21'11" x 9'0" ? 7'0" (6.70m x 2.76m ? 2.14m)

Side aspect window, wall light point, wall mounted gas boiler, blue brick floor.

FIRST FLOOR LANDING

Two ceiling light points, access to roof space, small style radiator, period pine panel doors to:

BEDROOM ONE 13'11" x 13'11" (4.25m x 4.25m)

Twin front aspect sash windows with views to the Malvern Hills, ceiling light point, picture rail, original marble fireplace with ornate tiles to side and hearth, school style radiator.



BEDROOM TWO 13'8" x 15'10" (4.17m x 4.84m)

Rear aspect sash window, ceiling light point, school style radiator, ornate Cast Iron fire surround with tiles to side and hearth.



BEDROOM THREE 16'0" x 8'7" (4.89m x 2.64m)

Rear facing sash window, ceiling light point, ornate Cast Iron fireplace with tiled hearth, school style radiator

BEDROOM FOUR 11'7" x 6'10" (3.54m x 2.09m)

Rear aspect sash window, ceiling light point, school style radiator.



BATHROOM 6'10" x 6'9" (2.09m x 2.08m)

Front aspect sash window, rear facing, period style white suite comprising: double end bath with rainfall and body showers over, wash hand basin with storage below, high level WC, heated towel rail, part tiled walls, tile effect flooring.



FRONT GARDEN

Malvern stoned walled front garden, access via a gateway with blue brick path from Albert Park Road, a paved path curves between mature flower and shrub beds to the front door. The path leads to the side of the property and gated access past flower and shrub beds to the rear garden.

REAR GARDEN

Accessed via steps from the utility (with covered storage below) or the basement. Mostly laid to lawn with a store chip area to the rear, with space for table and chairs and raised shrub bed to the side.



DIRECTIONS

From the office of Allan Morris in Malvern, proceed along Worcester Road towards Malvern Link, go straight over traffic lights at Link Top and straight over again at second set of traffic lights, take the first turning left into Albert Park Road. The property can be found on the right hand side as indicated by the Allan Morris 'For Sale' board. For further information or to book a viewing, please call the office on 01684 561411 or email malvern@allan-morris.co.uk

BASEMENT
496 sq.ft. (46.1 sq.m.) approx.

GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 1826 sq.ft. (169.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained, these 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 equipment shown have not been tested and no guarantee as to their operability or efficiency is given.
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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

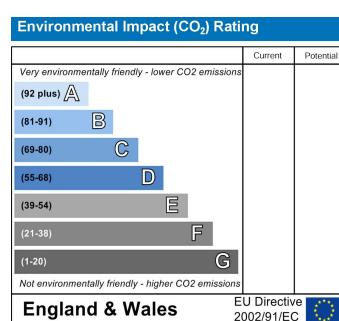
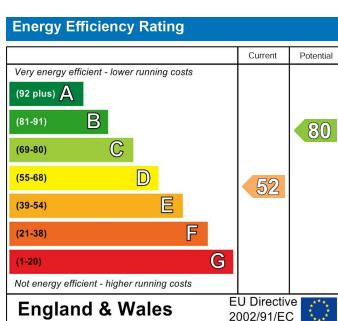
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: C

ENERGY PERFORMANCE RATINGS: Current: E52 Potential: C80

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



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