Allan Morris
estate agents

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

21a Victoria Park Road, Malvern, WR14 2JX **£695,000**

AVAILABLE EARLY 2027 A fantastic development of just four new townhouses, situated close to Victoria Park in Malvern, with a wide variety of facilities and amenities on the doorstep. Within a short walk is a selection of shops, a post office and the mainline railway station at Malvern Link. This property is a very well propotioned and handsome detached home arranged over three floors, with contemporary open-plan kitchen dining and family room, sitting room, four double bedrooms, two with en-suite, family bathroom and study.

www.allan-morris.co.uk
malvern@allan-morris.co.uk

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Plot 2, 21a, Victoria Park Road, Malvern, WR14 2JX

PROPERTY

Plot 2 is a beautifully proportioned detached family home offering generous accommodation, including a spacious open-plan kitchen, dining and family room with bi-fold doors opening onto the garden, a high-specification kitchen with integrated appliances, a utility room, a separate sitting room, four bedrooms, a principal bedroom with a dressing room and en-suite and a contemporary family bathroom. Second en-suite bedroom and a study.

The property also benefits from off-road parking, landscaped gardens, an energy-efficient air source heat pump, underfloor heating to the ground floor, and thoughtfully designed Victorian-inspired external styling and detailing. The property will have a 10 year build warranty via Build-Zone.

Be one of the first to register your interest in this, or one of the other high-quality, individually designed reimaginings of the traditional Malvern townhouse.

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.

There is excellent schooling from both the private and state sectors including the renowned Malvern College and Malvern St James, The Royal Grammar School and The Kings School in Worcester and two prep schools in nearby Colwall. Trains run from Malvern stations direct to Birmingham and London. Motorway access is via junction 7 of the M5.

DEVELOPER Four J Developments

Since its inception in 2019, Four J Developments has earned its reputation as a professional Property Development Company in and around Herefordshire, Worcestershire & Gloucestershire. We pride ourselves on developing smart, high-tech buildings, always with a sustainable footprint. Working with a strong team of industry professionals, we have a proven track record and an undisputed wealth of knowledge and experience.

ASKING PRICE
£695,000

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.
SERVICES: 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: TBC
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270
IMAGES ARE COMPUTER GENERATED FOR ILLUSTRATION PURPOSES ONLY.

VIEWINGS
Viewings are by appointment only via the selling Agent, Allan Morris in Great Malvern. 01684 561411 or via malvern@allan-morris.co.uk

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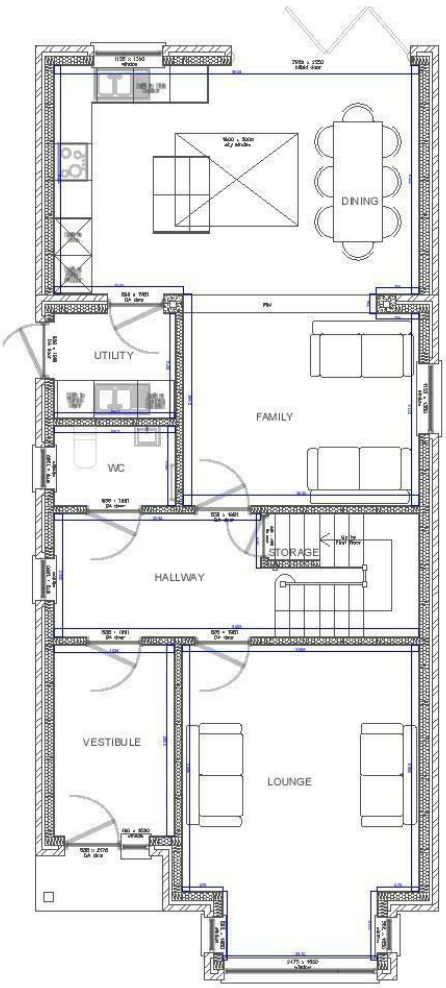
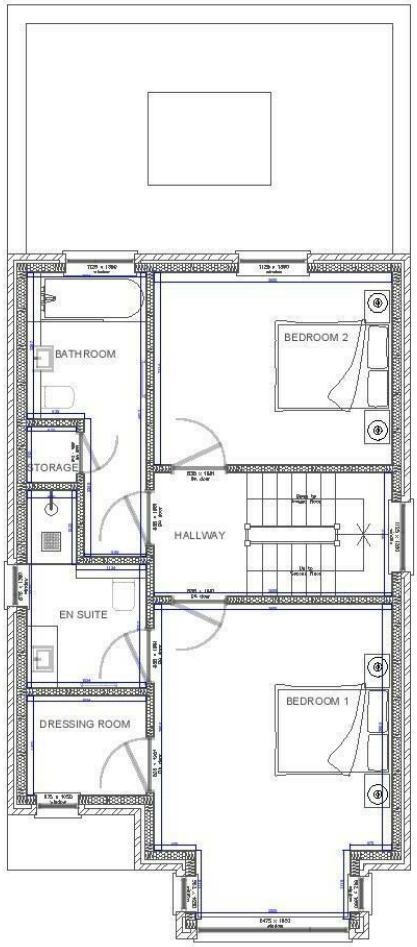
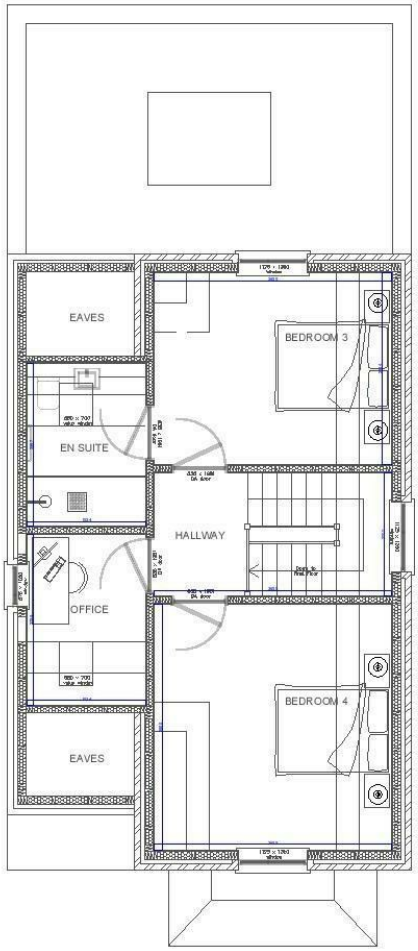


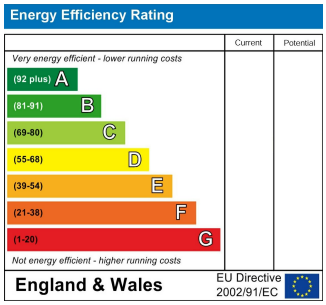
Ground Floor Plan



First Floor Plan



Second Floor Plan



MAKING AN OFFER. At the point of making an offer, intending purchasers will be required to produce two pieces of identification documentation for each individual and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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(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;
(iv) Rents quoted in these particulars may be subject to VAT in addition, and
(v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

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