



24 Court Road, Malvern, WR14 3BL

£375,000

A very well presented, traditional style semi-detached property, situated in a popular and convenient residential location, close to shops, schools and railway station. Comprising; porch, entrance hallway, dining room, sitting room, re-fitted kitchen, downstairs cloakroom, three bedrooms and a bathroom. The property has off road parking at the front and a delightful, landscaped rear garden, with a vegetable plot and a timber workshop. The property is delightfully presented throughout and offered with no onward chain. We highly recommend an early viewing to appreciate the position and accommodation on offer.



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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.

PORCH

uPVC front doors and double glazed windows, tiled floor and light, internal double glazed door to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, tiled floor, radiator.

WC

Side facing obscure uPVC window, low level WC, wash basin, light and extractor fan.

DINING ROOM 11'9" x 10'9" (3.60m x 3.30m)

Front facing double glazed bay window, radiator, wood effect floor.



KITCHEN 15'10" x 7'4" max (4.84m x 2.26m max)

Dual aspect with rear and side facing window, side facing back door to the garden. Contemporary style fitted kitchen with extensive worktops, stainless steel sink and drainer unit with a mixer tap, integral Bosch double oven and gas hob with stainless steel extractor hood over, integral dishwasher, space and plumbing for washing machine, space for fridge freezer, spot lighting.

FIRST FLOOR LANDING

Side facing obscure uPVC window, wooden spindle banister, over stairs storage cupboard, loft access with drop down ladder. Doors to:

BEDROOM ONE 16'5" x 11'2" (5.01m x 3.42m)

Rear facing uPVC bay window overlooking the rear garden and a view of the Hills, radiator, picture rail.

BEDROOM TWO 10'9" x 11'10" (3.30m x 3.61m)

Front facing uPVC bay window, period bedroom fireplace, picture rail, radiator.

BEDROOM THREE 9'2" x 7'4" (2.80m x 2.24m)

Rear facing uPVC window, radiator, wood effect floor, picture rail, rear of the garden.

BATHROOM 7'3" x 5'3" (2.21m x 1.61m)

Front facing obscure uPVC window, panel bath, low level WC, shower over bath with folding splash screen, wash basin, tiled walls and floor, heated towel rail.

FRONTAGE

Frontage is mainly laid to block paved driveway, with gated side access to the rear garden. Malvern stone wall to the front boundary and a section of low maintenance garden.

REAR GARDEN

A particular feature of this property is the beautiful landscaped rear garden, initially laid to a patio seating area, with a pond water feature, central steps lead you up to a central circular lawn, with well stocked flowering borders and beds either side, with a clematis covered trellis dividing the garden into two sections. The rear section is set up as a vegetable garden with raised planters and a green house. Gated side access, outside tap and lighting, Also at the rear is a timber workshop.

WORKSHOP 13'5" x 7'5" (4.11m x 2.27m)

Generous sized and insulated workshop with side facing windows, power and light.

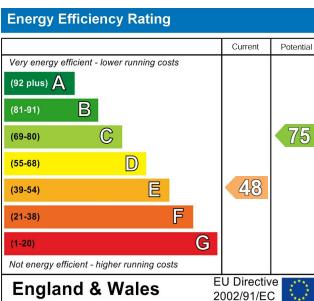
DIRECTIONS

From Great Malvern proceed down Church Street, through the traffic light and carry straight forward onto Barnards Green Road. At the traffic island take the fourth exit (right) onto Court Road and No 24 is found on the right hand side, indicated by the For Sale sign. For more details or to arrange a viewing, please call our Malvern office on 01684 61411.

ASKING PRICE

£375,000





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

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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Mayfair London

Worcester

Upton upon Severn