



25 Wilton Road, Malvern, WR14 3RG

£440,000

A beautifully presented double fronted, four bedroomed semi detached house on a corner plot in this popular residential cul de sac. In brief, the accommodation comprises: Entrance hallway, living room, snug, breakfast kitchen, dining room, cellar, rear porch and utility and shower room on the ground floor. To the first floor are four bedrooms and the bathroom. There are level and secure gardens and parking beyond the rear garden with a gate allowing access.

Early viewing is highly recommended to appreciate the quality and space on offer with this delightful home.



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ENTRANCE

Approached through wrought iron gate onto brick paved pathway to front door opening into porch with light and fitted mat and further door opening into:

HALLWAY

With radiator, stairs leading to first floor and doors leading off.

LIVING ROOM 13'0" x 13'9" (into bay) (3.97m x 4.2 (into bay))

With front facing bay with sash windows, coving, picture rails, tiled fireplace with wooden surround, television point and power points, radiator.

SNUG 13'2" into bay x 10'7" into bay (4.03m into bay x 3.25 into bay)

Dual aspect side and front facing bay windows, two radiators, power points, built-in shelving unit.

BREAKFAST KITCHEN 13'5" x 10'11" (4.1m x 3.33m)

Well fitted with a bespoke range of wall and base units with built-in eye level Bosch oven and grill, built-in NEFF microwave, fitted AEG gas hob with cooker hood over, integrated slimline dishwasher, working serving bell unit, granite work tops extending to create a peninsular breakfast bar, inset ceramic sink, rear facing sash window, radiator, plate rack and power points. Door leading to:

DINING ROOM 13'5" x 8'10" (4.1m x 2.7m)

Double glazed window to each side, double glazed French doors onto garden, radiator, power points and door to rear porch and:

CELLAR 16'4" x 10'5" (5m x 3.18m)

Double glazed window, radiator, power points, desk unit, head height of 1.716m.

REAR PORCH

Radiator, fitted matting, door with double glazed panel to the rear and door to:

UTILITY

Space with plumbing for washing machine, Alpha central heating boiler, box housing wiring and wifi for router etc, light and door to:

SHOWER ROOM 6'9" x 6'3" (2.08m x 1.91m)

Ceramic tiled floor, corner shower unit with glazed screen, close coupled WC, pedestal hand basin, obscure glass sash window, ladder style radiator, extractor unit.



FIRST FLOOR LANDING

Landing with power point, drop down loft hatch with drop down ladder, really usable large boarded space with lighting and power.

BEDROOM TWO 12'4" x 9'0" (3.78m x 2.76m)

Rear facing sash window offering views to the Malvern Hills, radiator, power points, telephone point.

BEDROOM THREE 10'5" x 11'0" (3.2m x 3.36m)

Rear facing sash window with Hill views, built in low level cupboard and shelving, radiator, power points, USB points, television point.

BEDROOM ONE 16'9" x 11'0" (5.11m x 3.37m)

Front facing sash window, power points, telephone and USB points, radiator.

BEDROOM FOUR 9'2" x 11'0" (2.8m x 3.36m)

Dual aspect front and side facing sash windows, radiator, power points.

FAMILY BATHROOM 10'2" x 5'6" (3.1m x 1.69m)

Two obscure glass sash windows, ceramic tiled floor, pedestal hand basin, radiator, panelled bath with shower over and glazed concertina screen, ladder style radiator, extractor unit.

EXTERNALLY

From the side door there is brick paving leading to a side gate and inset flower border, electric socket, the paving leads through high level gate with fencing to the rear garden where it forms a patio area. There two wooden sheds within the enclosed garden which is essentially laid to lawn. A wooden gate at the bottom of the garden leads to the stone chipped parking bay.

The frontage is walled with cast iron fencing and shrubs and hedge with lawn to either side of the front walkway.

AGENTS NOTE

The house is networked with Cat6 data cable and 2 ethernet points in each room (not usb points).

DIRECTIONS

From the office of Allan Morris turn left on to Church Street and continue down the hill towards Barnards Green, turn left just after the Malvern Girls College playing fields into Wilton Road, No 25 can be found on the left hand side. For further information or to arrange a viewing please call the office on 01684 561 411.





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

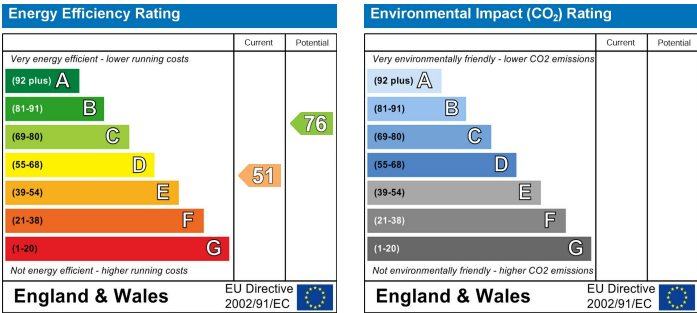
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: E51 Potential: C76

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



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