# Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
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**41 Poolbrook Road, Malvern, WR14 3NL**

**£295,000**

A semi-detached house, within a short walk of local shops and schools, plus a good range of shopping facilities nearby in Barnards Green. Having a West facing aspect at the front and views of the hills, the property has potential to update and offers accommodation comprising:- hall, cloakroom, fitted kitchen with freestanding appliances, dining room with open plan stairs to first floor, sitting room, front porch, two double bedrooms, one with views of the hills, large bathroom with airing cupboard, loft room. Outside the drive offers ample parking plus a detached garage. The rear garden has a raised pond, lawn and summerhouse. Benefitting from Upvc double glazing, and gas central heating from a modern combi boiler. Offered for sale with no onward chain.







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MAYFAIR OFFICE GROUP

# 41, Poolbrook Road, Malvern, WR14 3NL











## ENTRANCE HALL
With new electric fuse box, updated doors to kitchen and dining room and door to:

## CLOAKROOM
Rear aspect opaque double glazed window, WC.

## KITCHEN
Rear aspect double glazed window, range of fitted kitchen units to eye and base level including one and a half bowl single drainer sink unit, plumbing for washing machine, space for electric cooker, space for under counter fridge, (appliances included) ample cupboards and drawers, double radiator.

## DINING ROOM
Side aspect, double glazed bay window, front aspect double glazed window with view of the hills, stairs to the first floor, central heating thermostat, double radiator. Multi-pane door to:

## SITTING ROOM
Front aspect, double glazed window, view of the Hills, stone fireplace with alcove shelving, radiator, opaque glass door to:

## PORCH
Side aspect, double glazed window, front aspect multi pane door to front garden.

## FIRST FLOOR - LANDING
With hatch and ladder to loft room. Doors to:

## BATHROOM
Rear aspect, opaque double glazed window, P shaped bath with thermostatic shower, wash basin, WC, radiator, heated towel rails, large airing cupboard with Worcester gas central heating boiler.

## BEDROOM TWO
Side aspect, double glazed window, radiator, shelf.

## BEDROOM ONE
Front aspect, double glazed window with view of the Hills, built-in alcove cupboards with shelving and hanging space.

## LOFT ROOM
With side aspect double glazed window, door to storage space.

## OUTSIDE
At the front of the property, double gates open on to the drive which gives ample parking to the fore of the detached garage plus potential to have further parking for a small car at the front of the house. A gate opens to the rear garden which has a patio with an outside tap, a raised pond, lawn with a summerhouse, fenced boundaries and courtesy door the garage.

## GARAGE
Up and over door, rear aspect window, light and power.

## DIRECTIONS
From the office of Allan Morris turn left and proceed down the hill on Church Street and on to Barnards Green, where there are a full range of local shops. Go straight on at the traffic island passing the shops on either side and then turn right just before the duck pond onto Poolbrook Road. No 41 can be found on the left hand side just after the common ends, as indicated by our For Sale board. For further details or to book a viewing, please call Allan Morris Malvern on 01684 561411 or email malvern@allan-morris.co.uk

## what3words











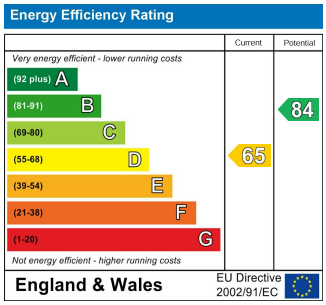
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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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

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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