



**Allan Morris**  
estate agents

**Poldhu, 166, Upper Welland Road, Malvern, WR14  
4LA**

 **MAYFAIR**  
OFFICE GROUP

## Upper Welland Road, Malvern, WR14 4LA

Poldhu is a well proportioned detached property, situated in a very secluded location, in the popular village of Upper Welland. comprising; porch hallway, sitting room, dining area, conservatory, study, kitchen, rear passage, large utility room that has been used as a downstairs bathroom, but could be utilised in a number of different ways, WC and store room, first floor landing, three bedrooms and a bathroom. Outside, the property has a driveway, carport and single garage, generous and private gardens to the rear and an additional vegetable patch area to the left. The property would benefit from some modernisation and upgrading, but offers fantastic potential to improve and extend, subject to planning. Offered with no onward chain, we strongly recommend an early inspection to appreciate the position, plot and potential of this property.



### LOCATION

Upper Welland is a quiet and popular residential hamlet on the outskirts of Malvern and close to the village of Welland. 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

Glazed wooden front door with glazed windows. Internal door opens to;

### ENTRANCE HALL 13'6" x 6'3" (4.12m x 1.93m)

Stairs to first floor, radiator, under stairs storage cupboard, double doors open to:

### DINING AREA

Rear facing double glazed windows, joining hatch to kitchen, radiator, open plan to:

### SITTING ROOM 15'9" x 10'9" (4.81m x 3.29m)

Side facing double glazed window, side facing high level window, sliding patio doors open to conservatory, brick built fireplace with tiled hearth, radiator, television point.

### CONSERVATORY 10'10" x 10'3" (3.31m x 3.14m)

uPVC conservatory, double doors open to garden, high level opening windows, power and lights.

### STUDY 6'3" x 6'3" (1.91m x 1.91m)

Front facing double glazed window, radiator, telephone point.

**KITCHEN 10'8" x 9'0" (3.27m x 2.75m)**

Rear facing double glazed window overlooking garden, range of eye and base level units, wood effect worktop, one and half sink and drainer unit with mixer tap, electric oven and hob, space for other appliances, tiled floor. Door to:

**SIDE PASSAGE**

Front facing wooden glazed door, open to:

**UTILITY ROOM**

Rear facing windows and door to rear garden, range of fitted units and sink with double drainer, plumbing for washing machine and other appliances, newly fitted oil fired central heating boiler, radiator, tiled floor, shower cubicle for disabled access with electric shower.

**WC**

Side facing obscure uPVC window, low level WC, wash basin, continued tiled floor.

**STORE ROOM 7'9" x 4'4" (2.37m x 1.33m)**

Side facing double glazed window, light, door to garage.

**FIRST FLOOR LANDING**

Front facing window, wooden bannister, doors to:

**BEDROOM ONE 15'10" x 8'11" (4.84m x 2.73m )**

Dual aspect front and rear facing double glazed windows, two radiators, two built in wardrobes.

**BEDROOM TWO 10'9" x 7'6" (3.28m x 2.30m)**

Rear facing double glazed window, radiator.

**BEDROOM THREE 9'2" x 7'1" (2.81m x 2.17m)**

Rear facing double glazed window, radiator.

**BATHROOM 7'9" x 6'4" (2.37m x 1.95m)**

Two front facing obscure double glazed windows, panel bath, low level WC, wash basin, radiator.

**APPROACH AND DRIVEWAY**

Accessed via a long private driveway made up of chippings from Clee Hill Quarry, servicing three properties. To the fore is a driveway and carport to the side, giving access to the garage and path to front door shielded by a conifer hedgerow.

**GARAGE 15'8" x 7'10" (4.78m x 2.39m)**

Metal up and over door, power and light, side window, door to store room.

**REAR GARDEN**

Private and enclosed rear garden, laid to lawn with established trees and thick shrub borders, side access, outside tap and lean to greenhouse, there is an additional patch of vegetable plot to the left hand side.

**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. Carpets are included, as are curtains. Other items may be available by separate negotiation.

SERVICES: Mains electricity, gas, 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: D

ENERGY PERFORMANCE RATINGS: Current: E53 Potential: C78

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

**DIRECTIONS**

Proceed out of the centre of Great Malvern along the A449 Wells Road, following the signposts for Ledbury. Continue through Malvern Wells and just after Malvern Wells primary school take a left hand turn into Upper Welland Road. Follow for approx 1 mile into the village of Upper Welland. The property can be found on the right, unsighted from the road along the driveway and will be indicated by a For Sale board. To arrange a viewing or with any queries on the property please call Allan Morris & Ashton on 01684 561411.

**ASKING PRICE - £450,000**

Approximate total area<sup>(1)</sup>

128.56 m<sup>2</sup>

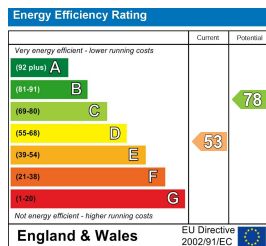
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### EPC



### Material Information Report



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