



22 Churchill Drive, Malvern, WR14 1DJ

Price Guide £310,000

A beautifully presented, extended, semi detached house in a small spur off this pleasant residential side road. With lovely views up to the Malvern Hills from the front, in brief the accommodation comprises: Hallway, guest WC, living room, dining room, kitchen, two double and one single bedroom and the family bathroom. To complement this excellent living space is a generous and beautifully landscaped rear garden which is level and enclose, detached garage with a car port leading to it, front garden and parking for several vehicles. We strongly recommend internal viewing to appreciate the location and all this lovely home has to offer.



St Merryn, 22, Churchill Drive, Malvern, WR14 1DJ

ENTRANCE

Approached over the driveway to uPVC double glazed front door opening into:

HALL

Side facing double glazed window, radiator, stairs to first floor, door to understairs cupboard and door to:

GUEST WC

Obscure double glazed window, pedestal hand basin, close coupled WC.

LIVING ROOM

Front facing double glazed window with fabulous views to the Hills, radiator, shelving.

KITCHEN

Rear facing double glazed windows with views over the garden, fitted wall and base units, inset bowl and a half sink unit, plumbing for washing machine, shelving, electric cooker, radiator, uPVC double glazed rear door.

DINING ROOM

Rear facing double glazed French doors with double glazed side panels, radiator.

FIRST FLOOR LANDING

Side facing double glazed window, door to cupboard with slat shelving.

BATHROOM

Obscure double glazed window, radiator, bath with shower over and glazed screen, pedestal hand basin, close coupled WC, mirror fronted medicine chest with shelf, access to roof space, having drop down ladder.

BEDROOM ONE

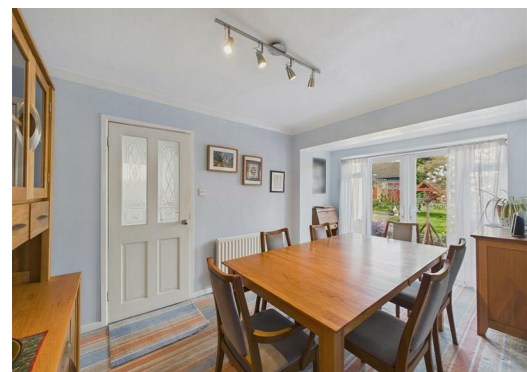
Rear facing double glazed window overlooking the garden, radiator.

BEDROOM TWO

Front facing uPVC double glazed window with stunning views of the Hills, radiator, built-in desk unit with bookcase and matching wardrobe and drawers.

BEDROOM THREE

Front facing double glazed window again offering fantastic views of the Hills, radiator.



DETACHED GARAGE AND CAR PORT

Brick construction and double opening doors to the front, lights, power, double glazed rear window, pedestrian side door to the garden. Ample shelving, work areas and roof storage.

GARDEN

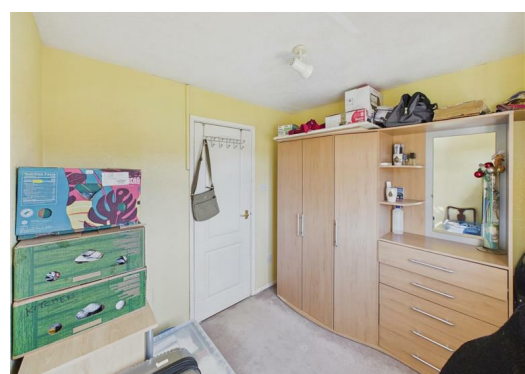
The garden has been lovingly planted and looked after and is essentially laid to lawn with several flagstoned seating areas. It benefits from a potting shed, wooden shed, well stocked flower and shrub borders, inset trees, pedestrian access to the garage and gated access to the front. The frontage is essentially laid to tarmac and offers parking for several vehicles whilst leading to the carport and garage.

DIRECTIONS

From Great Malvern town centre, follow the Worcester Road through Malvern Link and at the traffic lights at the bottom, turn left into Lower Howsell Road. Follow the road and just after Marlborough Gardens the road starts to bend left, and Churchill Drive round and take the turn on the left hand side signposted Churchill Drive. Turn into the road and bear to the right Number 22 can be found at the head of the cul de sac on a small spur road, as indicated by the For Sale sign. For more details or to book a viewing, please call the Malvern office on 01684 561411.

what3words

whizzing.afflicted.people





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

FIXTURES AND FITTINGS: Carpets will be included. Only those items referred to in these particulars are included in the sale price. Other items, such as 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	78
EU Directive 2002/91/EC		

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- 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;
- 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;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn