



6 Benbow Close, Malvern, WR14 4JJ

£300,000

A versatile semi-detached, 3/4 bedroom family home, offering accommodation over three floors with excellent views over the Severn Vale and towards Three Counties Showground and beyond. Situated in a quiet cul-de-sac in Malvern Wells and having direct access from the garden onto Holywell Road and the Malvern Hills behind. The accommodation comprises:- Entrance hall, open plan sitting room to dining room, refitted kitchen, conservatory, utility room/side passage, shower room, lower ground floor study/family room/workshop/occasional bedroom, first floor landing, three bedrooms, family bathroom. Off road parking, rear garden with level patio seating area plus hillside garden. A deceptively spacious family home in a quiet hillside location, offered with no onward chain.



6, Benbow Close, Malvern, WR14 4JJ

ENTRANCE HALL 12'7" x 6'3" (3.84m x 1.91m)

uPVC front door and window, radiator with cover, stairs to first floor, door to sitting room, telephone and broadband point.



WC

Front facing uPVC window, low level WC, recessed shower cubicle, wash basin, radiator, tiled floor.

SITTING ROOM 14'6" x 11'8" (4.44m x 3.58m)

Front facing uPVC window with ?? shutters, Cast Iron wood burner with tiled hearth, television point, radiator.

DINING ROOM 10'11" x 9'2" (3.35m x 2.81m)

Continued wood effect floor, sliding patio doors to the conservatory, radiator, door to the Kitchen.



CONSERVATORY 8'10" x 8'7" (2.70m x 2.62m)

uPVC conservatory, door open to garden, tiled floor, power and light.

KITCHEN 12'9" x 8'9" (3.91m x 2.67m)

Rear facing uPVC window, range of contemporary eye and base level units, worktop with inset sink and drainer unit, gas range cooker, space for further appliances, wall mounted gas boiler, door to:



SIDE PASSAGE/UTILITY 10'11" x 4'6" (3.35m x 1.38m)

uPVC door to front and rear, plumbing for washing machine and tumble dryer, tiled floor, wall light, radiator.

LOWER GROUND FLOOR - RECEPTION ROOM/STUDY/WORKSHOP 16'8" x 9'0" (5.10m x 2.75m)

uPVC window and door to front, built in high level storage, wooden floor boards, radiator, fixed shelving, spot lighting, potential for a variety of uses including an occasional bedroom.



FIRST FLOOR LANDING

Side facing obscure uPVC window, airing cupboard, loft hatch, doors to:

BEDROOM ONE 12'10" x 11'6" (3.92m x 3.52m)

Front facing uPVC window with views, fitted shutters, radiator, triple width fitted wardrobes.



BEDROOM TWO 12'10" x 10'10" (3.92m x 3.32m)

Rear facing uPVC window, radiator.

BEDROOM THREE 7'9" x 8'6" (2.38m x 2.61m)

Front facing uPVC window with views, radiator.

BATHROOM 6'5" x 5'6" (1.97m x 1.69m)

Rear facing uPVC window, panel bath with Mira mixer shower over and rainfall shower head, low level WC vanity unit with wash basin over, tiled walls, heated towel rail, tiled floor, extractor fan, spot lighting.

FRONTAGE AND DRIVEWAY

To the FRONT of the house is an off road parking space, storage area under the porch, area of garden and steps up to front door.

REAR GARDEN

To the rear the garden has a level patio seating area adjoining the conservatory, plus a garden shed, outside tap. Steps lead up to the hillside garden, which is planted with shrubs and trees and fenced.

DIRECTIONS

From the office in Great Malvern, proceed along the Wells Road in the direction of Ledbury. Go past the Wyche School. Further on, before reaching the local shop on the left, there is a right hand turn, signposted 'The Cottage In The Wood' hotel and restaurant. Turn here onto Holywell Road. Turn 1st left into Benbow Close and No 6 is on the right hand side.





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, this does include the fitted blinds.

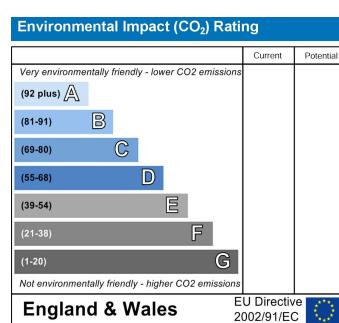
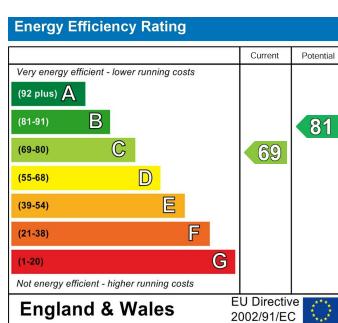
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: C69 Potential: B81

SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA:



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:

- (i) 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;
- (ii) 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;
- (iii) 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;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester
Upton upon Severn

Droitwich
Pershore

Redditch
Kidderminster

Bromsgrove
Stourport on Severn

Barnt Green
Bewdley

Malvern
Mayfair London