



**25 Russell Close, Worcester, WR2 4QE**

**Price Guide £300,000**

A well presented end of terrace family home, within the popular and convenient village of Powick, providing easy access for Malvern, Worcester & M5 Motorway. The accommodation comprises: entrance porch, sitting room, kitchen/dining room, garage - which is currently used as games room with utility area. On the first floor are three bedrooms with an ensuite shower room to bedroom one plus the family bathroom and the house has gas central heating (new boiler) and double glazing. Outside benefits from a driveway and an attractive rear garden with gated side access. We highly recommend an early viewing to appreciate this lovely home.



# 25, Russell Close, Powick, Worcester, WR2 4QE

## ENTRANCE

Double glazed front door opening to:

## PORCH

Radiator with cover and shelf, fuse board and door to:

## LIVING ROOM

With stairs leading to the first floor, two radiators, front facing double glazed window, twin matching wall lights.

## DINING KITCHEN

Two rear facing double glazed windows, fitted range of matching wall and base units, integral electric oven and gas hob, cooker hood, inset bowl and half sink unit, display shelving, space for table and chairs, door to walk-in understairs cupboard with coat hooks and shelving. Door to:

## GARAGE

The garage has been internally boarded and is now being utilised as a games room with utility area. Worcester Bosch central heating boiler, shelving, plumbing for washing machine with work top over, further worktop, rear facing double glazed window and rear facing double glazed door. The up and over door has been insulated.

## FIRST FLOOR

Landing with doors radiating off, access to roof space, power points, airing cupboard with insulated hot water cylinder and shelving.

## BEDROOM ONE

Front facing double glazed window, radiator, ceiling light with fan, walk-in wardrobe with light, hanging rail, shelving and storage space.

## ENSUITE

Radiator, obscure double glazed window, close coupled WC, pedestal hand basin, glazed shower cubicle, extractor fan.

## BEDROOM TWO

Front facing double glazed window, built-in mirror fronted wardrobes, access to second part boarded loft space, radiator.

## BEDROOM THREE

Rear facing double glazed window with views over the garden, radiator.

## BATHROOM

Double glazed velux roof window, panelled bath, pedestal hand basin, close coupled WC, radiator and extractor unit.



## OUTSIDE

The rear garden is level and fully enclosed being essentially laid to lawn. There are two wooden sheds, patio area around the back of the house and gated access to the front. The foregarden is laid to lawn with a feature inset tree and borders. There is also a driveway offering off road parking.

## DIRECTIONS

From Malvern proceed towards Worcester on the A449. As you enter the village of Powick, turn right at the traffic lights into Hospital Lane and then first right into King Charles Avenue. Take the next right into Russell Close and bear right at the entrance to Partletts Way. The property can be found almost at the head of the cul-de-sac on the left hand side. For more details or to book a viewing, please call our Malvern office on 01684 561411.

## ADDITIONAL INFORMATION

Since the EPC was last done there has been a new boiler fitted and the garage has been boarded out internally with plumbing etc for washing machine.

## what3words

appealing.circles.hidden





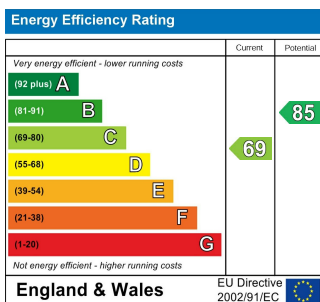
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Carpets and blinds are included: other items 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: D

**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.



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