



5 Royal Oak Gardens, Malvern, WR14 1AH

Price Guide £358,000

An individual three bedroom coach house/stable conversion (done in 2000) in a tucked away location. The spacious and well presented accommodation briefly comprises; entrance hall, cloakroom, front to back sitting room with French doors to gardens, open plan refitted breakfast kitchen/family room, master bedroom with en-suite, two further bedrooms, main bathroom. Further benefits include; gas central heating, double glazing, landscaped gardens, and parking.

Viewing is a must to appreciate the size and character of this home. NO ONWARD CHAIN



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ENTRANCE

Solid wooden front door opens into:

HALLWAY

With radiator, fuse board, power points and fibre optic broadband (50 mb/sec), door to spacious under stairs cupboard with power points, door to:

GUEST WC

Double glazed window, close coupled WC, radiator, wall mounted hand basin.

L-SHAPED OPEN PLAN KITCHEN, DINING AND FAMILY ROOM 15'8" x 20'4" (max) (4.78m x 6.22m (max))

Front facing double glazed window, matching range of wall and base units, bowl and half sink unit, dishwasher, washing machine, cupboard housing Smart Worcester Bosch gas central heating boiler (installed in Feb 2022), NEFF double oven and grill. The kitchen opens up with plenty of space for a dining table and chairs plus further space for seating/music area. There are two radiators, plenty of power points and double opening double glazed French doors onto the decked area. A further door leads back to the hallway.

LIVING ROOM 16'2" x 12'7" (4.94m x 3.85m)

With double glazed French doors to the front and rear, double glazed side facing window, corner fireplace with basket and marble style back and base, two radiators, power points and television point.

FIRST FLOOR LANDING

Stairs lead from the hall to the landing, power points and door to generous cupboard with shelving and lighting.

BEDROOM ONE 16'0" x 13'1" (4.9m x 4.0m)

A gracious room with exposed beams, side and rear facing double glazed windows plus two velux windows, radiator, power points, telephone point, access to loft space, which is well insulated and offers useful compact storage, door to:

EN-SUITE 7'0" x 6'6" (2.14m x 1.99m)

Being a good size with glazed shower cubicle, vanity unit with hand basin, shaver socket and mirror, close coupled WC, radiator, fully tiled with tiled floor, extractor unit.



BATHROOM 8'3" x 5'7" (2.54m x 1.72m)

With white suite comprising: panelled bath, close coupled WC, pedestal hand basin with light and shaver point, rear facing double glazed window and velux window, radiator and extractor unit.

BEDROOM THREE 15'8" x 6'7" (4.79m x 2.02m)

Front facing double glazed window, feature balustrade for safety, exposed beams, radiator with cover, power points.

BEDROOM TWO 16'0" x 8'0" (4.9m x 2.44m)

Side facing double glazed window, velux window, radiator, power points.

EXTERNALLY

The rear garden is fully enclosed with a generous decking area, gateway to the side, a sunken round slate flagged seating area, well stocked shrub borders, lighting, well stocked flower bed and shaded seating area.

To the front is a gravelled area offering an additional space for parking, an well stocked and established flower/shrub bed and pathway to the front door.

PARKING

There are two allocated parking spaces with the property, being the two closest to the house just beside the oak tree, plus additional space in front of the house.

DIRECTIONS

From our office, proceed left on the Worcester Road, A449, through Malvern Link passing the Texaco garage on the the right hand side. Continue for a short distance and the entrance for Royal Oak Gardens is on the left hand side. Number 5 can be seen ahead in the cul de sac as indicated by the Allan Morris & Ashton 'For Sale' board.

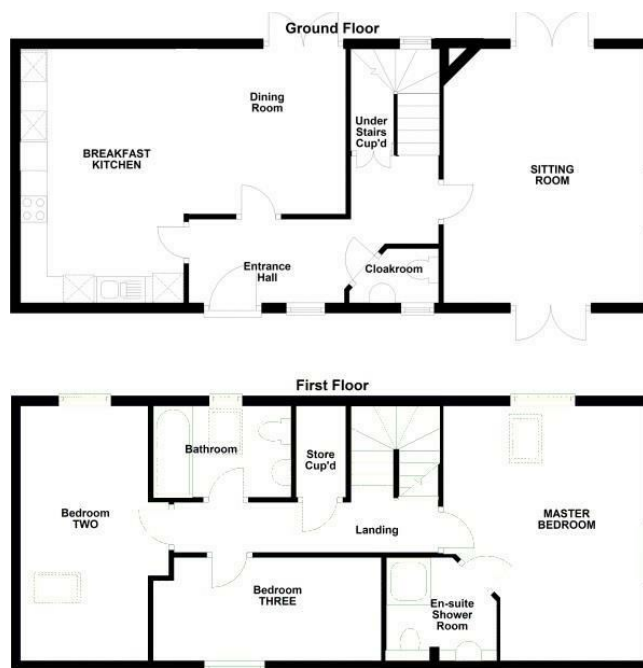
AGENT'S NOTES

Since ownership the current owners have installed a new 'Smart' Worcester Bosch boiler and down lights are now LED's.

Land to the side of the property (round the oak tree) is jointly owned by the nine properties in the development. Common access is the responsibility of all nine properties also,

The coach house does fall under the curtilage listing of the original pub. This purely means that exterior aesthetic changes would have to gain approval, and is in place to protect the integrity of the development.





Fixtures and Fitting: 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

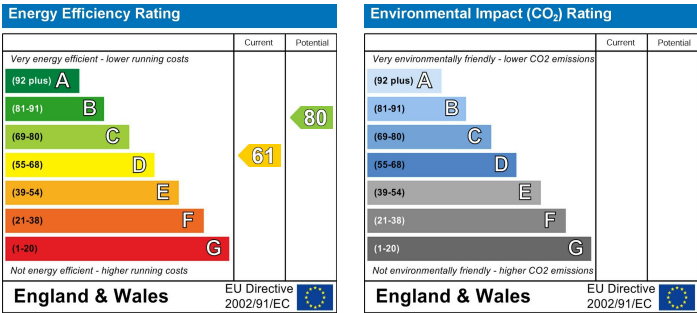
Service: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

Energy Performance: Current: D61 Potential: C80

Transport Links: Malvern Link Railway station: 0.7 mile; Worcester 6 miles (approximate mileage)

School Information:: Local Education Authority: Worcestershire LA: 01905 822700



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