



15 Old Hollow, Malvern, WR14 4NP

£275,000

A well presented, refurbished semi-detached in an elevated position with views towards the Suckley and Ankerdine hills and having character accommodation comprising:- oak framed porch, living room with log burner, separate dining room, refitted kitchen with built in appliances, rear lobby, ground floor refitted bathroom, two double bedrooms, the front one with panoramic views, lovely gardens to front and rear with attractive flower and shrub beds and barbeque and lawn terraces, plus area with a sauna, all having views. The property is close to walks on the hills and surrounding fields and is offered for sale with no onward chain.



15, Old Hollow, Malvern, WR14 4NP

PORCH

Brick and oak framed porch with double glazed windows to side and solid door to:

SITTING ROOM

Front aspect double glazed window with views to the Suckley and Ankerdine Hills chimney breast with log burner and beamed mantle, radiator behind fret work surround, oak alcove shelving, latch and brace door to:

DINING ROOM

With stairs to first floor with concealed cupboards under, double radiator, side and rear aspect double glazed windows, engineered oak floor. Open to:

REFITTED KITCHEN

With side double glazed window, high end, refitted kitchen comprising calacatta quartz worksurface over fitted cupboards with Belfast sink, free standing washer dryer, NEFF 4 ring gas hob with filter hood over, built in double oven and grill and built-in slimline dishwasher, cupboards surrounding fridge freezer (included), stone tiled floor. Opening to:

REAR LOBBY

With stable door to garden, hanging for coats. Doors to:

BATHROOM

Rear aspect double glazed window, bath with inset wall taps, rainfall and handheld shower, WC, wash basin with cupboard under and waterfall tap, tiled walls and floor, heated towel rail.

FIRST FLOOR LANDING

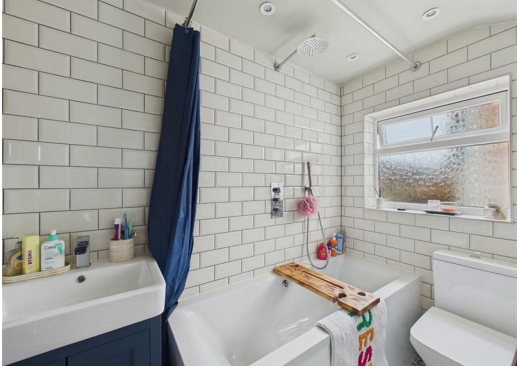
With hatch to loft space and doors to:

BEDROOM ONE

Two front aspect double glazed windows with views across Severn Vale and towards Suckley and Ankerdine Hills, floorboard flooring, radiator with fretwork surround.

BEDROOM TWO

Rear aspect double glazed window, radiator, triple wardrobe, door to cupboard housing Worcester gas central heating boiler and hot water cylinder.



GARDEN

At the rear - side area adjoining the property for storage and gate to front. Steps up to first terraced area suitable for seating and barbeque area. Further steps to next level of lawned garden with flower and shrub bed to side and raised area to take in the view. Steps to top garden which has the panoramic view, storage area, timber framed sauna (available by separate negotiation).

At the front - stone steps up to porch and stone patio overlooking the lawned garden with flowering borders and having a view.

DIRECTIONS

From the Allan Morris & Ashton office proceed on the Worcester Road in the direction of Malvern Link. Turn left onto North Malvern Road. Take the first right into Cowleigh Road. Continue for some distance along this road before forking left and into Old Hollow. Number 15 can be found on the left hand side, indicated by the For Sale board. For more details or to book a viewing, please call our Malvern office on 01684 561411.

what3words

///frightens.himself.diver





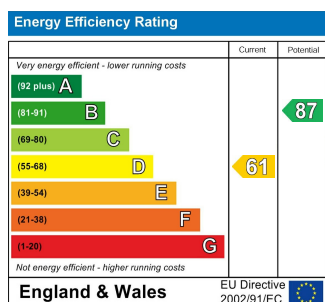
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and 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: B

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