



15 Peak View, Malvern, WR14 1LU

£325,000

An end terrace townhouse with a larger than average garden and a view across school playing fields towards the hills. The property offers spacious and versatile accommodation which has been adapted and can offer two independent living spaces or working from home/salon space. With two off road parking spaces plus a garage, extra garden at the side of the house plus rear garden and accommodation comprising:- entrance lobby and reception hall, ground floor bedroom with ensuite, further bedroom or reception room with french doors to garden, utility/kitchen with access to garden. First floor with L shaped dining kitchen with appliances, cloakroom, sitting room with Juliet balcony with views. Second floor with two further double bedrooms with built in wardrobes, ensuite shower room, separate family bathroom. Further benefits include gas central heating, double glazed and no onward chain.



15, Peak View, Malvern, WR14 1LU

Half opaque double glazed door with canopy over with lighting controlled from entrance hall, opens to:-

ENTRANCE LOBBY 6'10" x 4'7" (2.10m x 1.40m)

With radiator, hanging for coats. Multi-paned door opens to:-

RECEPTION HALL

With stairs to first floor, double radiator, door to full height cloaks cupboard with hanging rail and light. Door to:-

INNER HALL

Potential for independent accommodation. With door to:-

CLOAKROOM

Side aspect opaque double glazed window, low flush wc, pedestal wash basin, radiator.

UTILITY/KITCHEN 6'7" x 6'11" (2.01m x 2.11m)

Rear aspect double glazed window, rear aspect half double glazed door to garden. Fitted units to floor and wall including single drainer sink unit, plumbing for washing machine, electric cooker point with space for appliance, radiator, wall mounted folding table.

RECEPTION ROOM 13'1" x 8'7" (4m x 2.63m)

Rear aspect double glazed French doors to garden, double radiator, Karndean flooring. Door to:-

BEDROOM THREE 10'8" x 8'7" (3.27m x 2.63m)

Front aspect double glazed window, radiator under, Karndean flooring. Door to:-

ENSUITE SHOWER ROOM

With tiled shower with thermostatic shower and extractor fan plus tiled recess, pedestal wash basin with mirrored cupboard over with shaving light, heated towel rail.

FIRST FLOOR LANDING

With side aspect opaque double glazed window. Door to:-

LANDING HALL

With stairs to second floor, central heating thermostat and doors to:-

CLOAKROOM

With low flush wc, pedestal wash basin with mirrored cupboard over, radiator, electric fusebox.

KITCHEN DINING ROOM 15'8" max x 12'3" max 8'1" min (4.80m max x 3.75m max 2.47m min)

L- shaped room. Two front aspect double glazed windows. Fitted units to eye and base level including one and half bowl single drainer sink unit, four ring gas hob, built in double oven, built in fridge and freezer, plumbing for washing machine and dishwasher (appliances included). Cupboard housing Baxi gas central heating boiler, glass splashback, radiator, central heating control panel.



SITTING ROOM 15'10" x 11'1" (4.84m x 3.4m)

Rear aspect double glazed window, rear aspect double glazed French doors with Juliet balcony both with views across school playing fields towards North Hill, two radiators, electric fire recessed into chimney breast, TV aerial point.

SECOND FLOOR LANDING

With side aspect opaque double glazed window, landing cupboard with Megaflo hot water tank and shelving over. Doors to :-

BEDROOM ONE 10'2" x 11'2" (3.10m x 3.41m)

Rear aspect double glazed window with views towards the hills, radiator under, TV aerial point, built in double wardrobe with hanging and shelving. Door to:-

ENSUITE

Rear aspect opaque double glazed window, pedestal wash basin, low flush wc, large shower enclosure with thermostatic shower, double radiator, shaving point, extractor fan.

BEDROOM TWO 15'9" max into recess x 8'8" (4.82m max into recess x 2.65m)

Two front aspect double glazed windows, radiators under, built in double wardrobes, hatch to loft space which has a light and a drop down ladder.

BATHROOM

With panelled bath, low flush wc, wash basin with mirrored cupboard over, shaving point, double radiator, ceiling light tube.

OUTSIDE

At the front of the house is block paved parking for two cars plus access to the garage 5.47m x 2.47m which has an up and over door, light and power, shelving and loft space and courtesy door to garden. From the parking there is a gate to the garden. The garden lies to the side and rear of the property and gives ample space for children's play equipment plus the capacity to enjoy the views from the garden. Both areas are lawned. At the rear is a paved patio area with power sockets plus raised beds bound by timber sleepers at the end. The side garden has a small garden store.

DIRECTIONS

From the Malvern office proceed along the Worcester Road to the traffic lights and turn left onto Newtown Road. Follow the road round to the right and proceed towards Leigh Sinton Road where it the Ascension Church is on the right. Continue on through the traffic lights and take the next right into Yates Hay Road. Take the first right into Peak View and proceed to the end of the cul de sac on the right hand side where No 15 can be found.





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

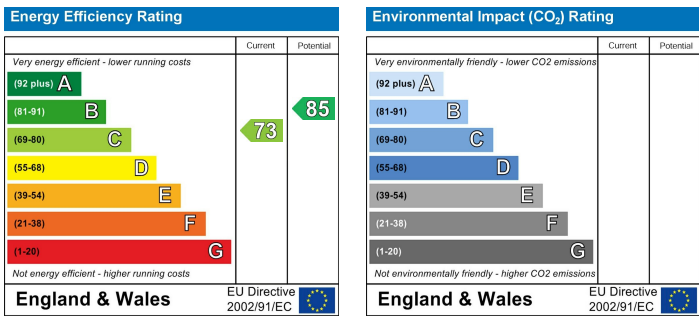
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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. The property has hard wired smoke alarm and burglar alarm.

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

ENERGY PERFORMANCE RATINGS: Current C73 Potential B85

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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