



15, Wykewane, Malvern, WR14 2SU

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Wykewane, Malvern, WR14 2SU

A detached family home in a sought after residential location close to a range of facilities in Barnards Green and within a short walk of Malvern Hills Trust land. The property offers well maintained accommodation and briefly comprises:- Porch, hallway, kitchen dining room, guest WC, lounge and sun room to the ground floor. To the first floor are three bedrooms, the main bedroom having an en-suite shower room and the family bathroom. Externally, the rear garden is level and enclosed and there is a detached outbuilding. Viewing, highly recommended, by appointment: please telephone us on 01684561411.



ENTRANCE

Door opens to-

PORCH 4'11" x 2'9" (1.52 x 0.85)

With tiled floor and double glazed door and adjoining windows to:

HALL 6'2" x 14'2" (1.88 x 4.33)

Stairs to first floor with understairs cupboard, radiator, telephone point, central heating thermostat, wood effect floor. Doors to:

KITCHEN DINING ROOM 9'0" x 22'11" (2.76 x 7.01)

Front aspect double glazed window with shutter, radiator under, wood effect floor, fitted kitchen units with granite work surface including Belfast sink, four ring induction hob, filter hood over, built-in oven and microwave, plumbing for dishwasher, built-in fridge and freezer, breakfast bar, door to drive. Door to pantry with shelving and Worcester Bosch boiler.

CLOAKROOM 4'0" x 5'5" (1.23 x 1.67)

Rear aspect opaque double glazed window, concealed cistern WC with wash basin, plumbing for washing machine, half tiled walls and floor.

LOUNGE 10'10" x 20'1" (3.32 x 6.13)

Front aspect double glazed window with shutters, double radiator under, further radiator, herringbone style flooring, double glazed patio doors to:

SUN ROOM 10'2" x 10'9" (3.11 x 3.28)

Solid roof with skylights, double glazed window and French doors to the garden, double radiator, tile effect flooring.

FIRST FLOOR LANDING

Front aspect double glazed window, radiator under. Doors to:

BEDROOM TWO 10'11" x 9'10" (3.33 x 3)

Front aspect double glazed window with shutters, radiator under.

BEDROOM ONE 8'11" x 15'1" (2.74 x 4.6)

Front aspect double glazed window with shutters, radiator under, over stairs cupboard area with shelving and hanging. Pocket door to:

ENSUITE BATHROOM 2.75 x 1.42 (0.61m.22.86m x 0.30m.12.80m)

Rear aspect double glazed window with shutters, radiator under, WC, wash basin with drawers, tiled shower enclosure with fixed rainfall shower head and adjustable shower, glass screen, extractor fan.

BEDROOM THREE 10'10" x 9'11" (3.31 x 3.03)

Rear aspect double glazed window with shutters.

FAMILY BATHROOM 6'0" x 5'4" (1.85 x 1.63)

Rear aspect opaque double glazed window, WC, wardrobe with drawers under, bath with fixed rainfall and adjustable shower heads over and glass screen, extractor fan, tiled floor and walls, radiator.

DETACHED OUTBUILDING 8'4" x 15'7" (2.55 x 4.77)

With double uPVC doors to front aspects, light and power, double gates from garden into:

GARDEN

With patio, lawn with shrub and flower bed borders.

AGENT'S NOTE

EPC Rating: Since the EPC was done prior to our clients' purchase, they have replaced the boiler and put a new 'proper' roof on the Sun Room.

ADDITIONAL INFORMATION

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: E

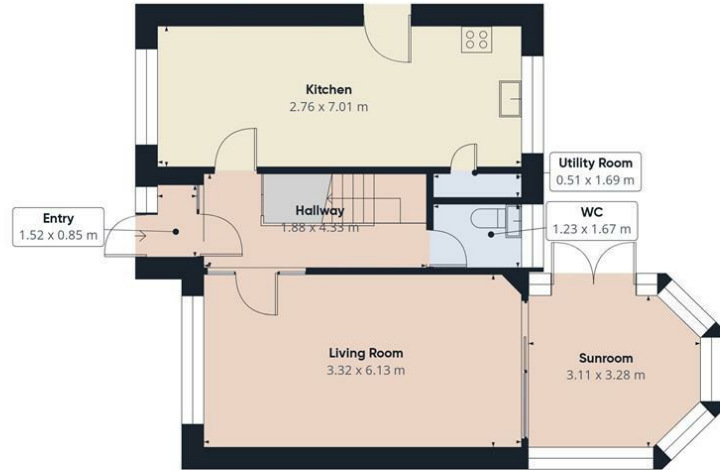
ENERGY PERFORMANCE RATINGS: Current: D55 Potential: B82

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

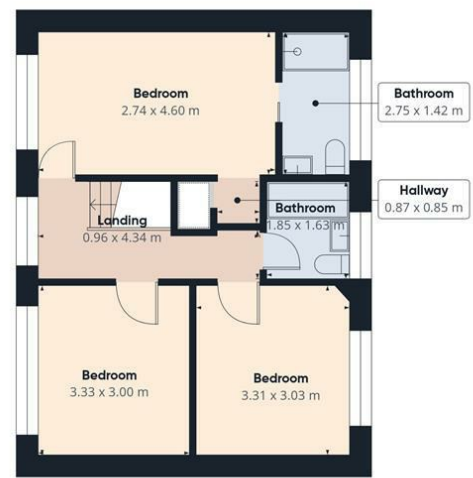
DIRECTIONS

From the office proceed to Barnards Green. Go straight on in the direction of Upton, going through the shops and past the pond on the right. Take the second left into Eston Avenue and immediate right into Wykewane, where no. 15 will be found on the left hand side.

GUIDE PRICE £420,000



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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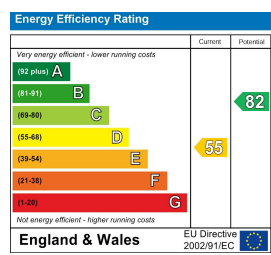
Approximate total area^m
119.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC



Material Information Report



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