



**Allan Morris**  
estate agents

**St. Benedicts, Walwyn Road, Colwall,  
WR13 6QT**

 **MAYFAIR**  
OFFICE GROUP

# Walwyn Road, Colwall, WR13 6QT

A substantial four bedroom semi detached Edwardian home with parking and landscaped south facing gardens situated in the heart of the village of Colwall and within walking distance of the railway station and amenities. The accommodation comprises; porch, entrance hall, sitting room with feature fireplace, separate dining room, large breakfast room, fitted kitchen, ground floor shower room, three first floor double bedrooms, fourth large single bedroom, family bathroom. The property further benefits from; gas central heating, UPVC double glazed sash windows, driveway to the fore with parking for two cars, south easterly landscaped rear garden with large patio and views back to The Malvern Hills. Viewing a must to appreciate the size and condition of home on offer.



## **LOCATION**

St Benedicts is located in the heart of the village of Colwall, located on the west side of the Malvern Hills. This highly desirable village offers a combination of picturesque rural living, excellent connectivity, and a strong community feel. Key benefits include direct train services to London and Birmingham, local school, a post office, pharmacy, doctors surgery, the renowned Colwall Park Hotel and Morso coffee shop. There is extensive walking, around and direct up to the Malvern Hills, and a short drive into Malvern and Ledbury.

## **CANOPY PORCH**

Accessed from the driveway with glazed windows to front end, side open canopy porch, ceiling light point, tiled floor, front door to:

## **ENTRANCE PORCH**

Continued tiled floor, obscure glass door with picture window over, door to:

## **ENTRANCE HALL**

Two ceiling light points, coving, feature archway, radiator, stairs to first floor with built in understairs storage cupboard, high level skirting, doors to:

## **SITTING ROOM**

Front aspect bay window with double glazed sash windows, ceiling light point, coving, picture rail, feature fire surround with inset living flame gas fire, marble back and hearth, radiator, high level skirting.

## **DINING ROOM**

Rear aspect double glazed window, double French doors giving access to the rear garden, ceiling light point, coving, picture rail, radiator, high level skirting. NB currently used as a ground floor bedroom.

## **BREAKFAST ROOM**

Side aspect double glazed sash window, ceiling light point, built-in crockery cupboard and storage unit to chimney recess, built in boiler cupboard with wall mounted Worcester gas fired boiler, radiator, wood laminate flooring, door to:

## **FITTED KITCHEN**

Rear aspect double glazed window with views over the landscaped rear garden, ceiling light point, fitted kitchen comprising of a matching range of floor and wall mounted cream units and a wood block work surface, one and a half bowl ceramic sink unit with mixer tap over, space for gas cooker,

space and plumbing for dishwasher, space for further appliance, space for tall fridge freezer, radiator, continued wood laminate flooring, glazed door to

### **REAR PORCH**

uPVC double glazed rear porch, wall light point, tiled floor, door to rear garden.

### **GROUND FLOOR SHOWER ROOM**

Side aspect obscure glass double glazed window, ceiling light point, extractor fan, three piece white suite comprising: shower cubicle with rainfall and body showers, pedestal wash hand basin and push flush WC, radiator, part tiled walls, tiled floor.

### **FIRST FLOOR LANDING**

Ceiling light point, access to roof space, radiator, AGENTS NOTE: there is huge potential at this property for a substantial loft conversion to provide additional bedrooms and bathroom. The existing landing being perfect for the additional staircase to lead up to it. Doors to:

### **BEDROOM ONE**

Twin front aspect double glazed sash windows, ceiling light point, fitted wardrobes and storage cabinets, radiator.

### **BEDROOM TWO**

Rear aspect double glazed sash window with views over the garden to the Malvern Hills, ceiling light point, radiator,

### **BEDROOM THREE**

Rear aspect double glazed sash window, view over the garden to the Malvern Hills, ceiling light point, radiator, built-in wardrobe and storage cupboard.

### **BEDROOM FOUR**

Front aspect double glazed sash window, ceiling light point, radiator.

### **MAIN BATHROOM**

Side aspect obscure glass double glazed window, ceiling light point, three piece white suite comprising of a panel bath with mixer shower over, pedestal wash hand basin, WC, radiator, wood laminate flooring, built-in laundry cupboard with slatted shelving.

### **FRONT GARDEN**

Accessed from the Walwyn Road, a stone chip driveway provides parking for two cars with potential for more, a paved path leads from the road up to the canopy porch past a formal lawn and mature flower and shrub bed, a paved path to the other side of the driveway continues down to the side of the property with gated access to the rear garden and courtesy lights overlooking.

### **REAR GARDEN**

Long Southerly landscaped rear garden accessed from the rear porch or side access from the front. Immediately to the rear of the property is a wide paved patio with plenty of space for a table and chairs for entertaining and al fresco dining with a timber summer house to the side. Outside tap. The paving leads onto a low maintenance stone area with a curved path leading down the garden through a formal lawn to a further low maintenance area at the rear.

### **DIRECTIONS**

From the Allan Morris office in Great Malvern proceed across Belle Vue Terrace onto the Wells Road. Take the first right onto the Wyche Road and continue uphill and through the Wyche cutting. Continue onto the Walwyn Road and into the village of Colwall. Pass the Colwall Park Hotel and past the Library on the right and the property can be found on the left hand side after the library as indicated by the Allan Morris For Sale board. To arrange a viewing or with any queries, please call the office on 01684 561411 or email malvern@allan-morris.co.uk

What3words - fictional.viewer.slippery  
Postcode - WR13 6QT

### **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

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.

**ASKING PRICE - £700,000**



Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
145.7 m<sup>2</sup>

(1) Excluding balconies and terraces

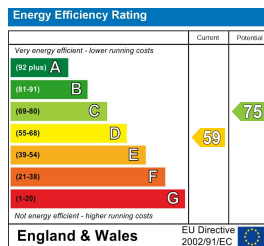
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## EPC



## Material Information Report





