



Allan Morris
estate agents

66, Malvern Road, Powick, Worcestershire, WR2
4RT

 **MAYFAIR**
OFFICE GROUP

Malvern Road, Powick, WR2 4RT

This property is an outstanding example of a village family home having been expertly and imaginatively re-configured, extended and upgraded. The immaculate accommodation comprises; reception hallway, sitting room, open plan kitchen dining room with bi-fold doors opening to the rear garden, utility room, downstairs shower room, first floor landing, three double bedrooms and a family bathroom. The property has a gated driveway and long frontage with off road parking for several cars and a garage. At the rear is an enclosed and landscaped rear garden with patio seating area, lawn and superb timber home office. Powick offers a really strong community with village hall and primary school at its heart. An early viewing is highly recommended to appreciate the beautiful home and high quality of finish on offer. Best and Final offers by 23rd June at 12pm.

LOCATION

The property is located in the popular village of Powick situated halfway between Worcester and Great Malvern. Powick is just over 3 miles approx. from Worcester City Centre offering plenty of shopping and entertainment options, and just over 5 miles approx. to Great Malvern, the gateway to the historic Malvern Hills offering multiple walks enjoying the fabulous views. Powick itself is home to a highly respected primary school and is conveniently positioned for commuting, the motorway network is easily accessed via the M5 junction 7 which is just 4 miles approximately from the property. Train stations in Worcester provide direct trains to Birmingham and London, with the new Parkway Train Station being approximately 5 miles away.

Local schools include Powick C of E School which is within a short walking distance, and Christopher Whitehead Language College & Sixth Form is a popular secondary school. There are multiple independent schools within easy reach to the property including The Kings School and The Royal Grammar School in Worcester.

ENTRANCE

Composite front door and obscured glass side window opens to:



ENTRANCE HALLWAY

Stairs lead to the first floor, radiator, LVT flooring extends into the kitchen, door to Kitchen Dining room

KITCHEN DINING ROOM 16'0" x 17'3" max (4.89m x 5.28m max)

Rear facing with full width five panel bi-fold doors opening to the garden, partly vaulted ceiling with a Velux window. Contemporary fitted kitchen with a range of storage cupboards, a central island with quartz worktop, inset sink and drainer unit, Integrated dishwasher, induction electric hob with extractor hood over, electric oven and built in microwave, integrated fridge and freezer.

Dining area has wood effect flooring, spot lighting and sliding glazed doors opening to Sitting Room.

SITTING ROOM 14'7" x 11'5" (4.46m x 3.50m)

Front facing uPVC bay window overlooking front garden, exposed wooden floor boards, recessed fireplace with Cast Iron wood burner, radiator, television point.

UTILITY 13'4" x 6'11" (4.08m x 2.11m)

Side facing uPVC window and door, range of fitted storage cupboards, wood effect worktops, one and a half sink and drainer unit with a mixer tap, plumbing for washing machine and tumble dryer, radiator, understairs storage cupboard, extractor fan, door to:

DOWNSTAIRS SHOWER ROOM 7'3" x 6'11" (2.21m x 2.11m)

Side facing obscure uPVC window, double shower with tiled surround, rainwater shower fittings over, low level WC, vanity unit with ceramic bowl, wash basin, heated towel rail, wood effect floor, extractor fan and spot lighting.

FIRST FLOOR - LANDING

Wooden spindle banister, loft access, airing cupboard. On half landing door to Bathroom. All bedrooms off full landing.

BEDROOM ONE 14'8" x 16'4" (4.48m x 4.98m)

Rear facing with two uPVC windows overlooking the garden, two radiators, feature vaulted ceiling.

BEDROOM TWO 12'10" x 11'5" (3.92m x 3.50m)

Front facing uPVC double glazed bay window, radiator, wall panelling and bedside wall lights, recess fireplace.

BEDROOM THREE 10'0" x 9'5" (3.07m x 2.88m)

Rear facing uPVC window, radiator, built-in storage cupboard.

BATHROOM 10'11" x 6'11" (3.34m x 2.11m)

Front facing Velux window, panel bath, low level WC, wall hung vanity unit and sink, double walk-in shower with mixer attachments, fully tiled with recessed storage shelves, spot lighting, tiled floor, tall heated towel rail.

FRONTAGE

Gated frontage with double wooden gated for privacy and security. Long gravel driveway, natural pond water feature, planted borders and section of lawn, gated side access to the rear gardens. Paved area to the fore with space for table and chairs leading to the front door, double doors open to the garage. Tap, electric point and lighting.

GARAGE 13'8" x 6'11" (4.18m x 2.11m)

Double doors to the fore, not a full size garage, but excellent storage, with power and light.

REAR GARDEN

Initially laid to porcelain tile patio seating area, opening from the bi-fold doors, for outside dining and entertaining, with step rising to the remainder of the garden. Laid to lawn with well stocked flowering borders, all enclosed

by timber fencing, a path leads to the rear with a further patio seating area at the far end of the garden, Outside lighting and outside tap. To the rear is also a Timber Home Office.

TIMBER HOME OFFICE

Double doors, interlocking timber construction home office with power and light, perfect for home working or hobbies.

DIRECTIONS

From Malvern follow the A449 in the direction of Worcester. On approach to the village of Powick, pass through the traffic lights and pass Powick Primary School on the left hand side. Take the next left by the speed limit sign into the slip road and No 66 is just ahead, to the right. To book a viewing please call our Malvern office on 01684 561411.

what3words

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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, this includes the carpets.

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: C

ENERGY PERFORMANCE RATINGS: Current: C72 Potential: B83

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

ASKING PRICE

£450,000



Ground Floor

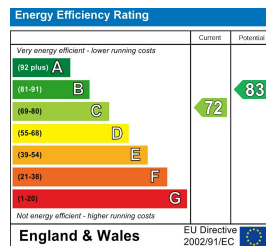
Approx. 74.0 sq. metres (796.6 sq. feet)



Total area: approx. 129.5 sq. metres (1393.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC



Material Information Report



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