



5 King Charles Avenue, Powick, WR2 4QF

£350,000

An immaculately presented and upgraded three bedroom semi detached family home located in the popular village of Powick with excellent primary school and very good access to Worcester, Malvern and M5. The accommodation comprises; entrance hall, sitting room, dining kitchen, conservatory, utility, master bedroom with wardrobes and re-fitted en-suite, two further bedrooms and a re-fitted family bathroom. Further benefits include; gas central heating, double glazing, garage (part converted), driveway for three cars and attractive southerly aspect rear gardens. An early viewing is highly recommended to appreciate the location, size and condition of family home on offer.



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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.

ENTRANCE PORCH

Accessed via composite front door, internal glass panel door to:-

SITTING ROOM 14'4" x 13'2" (4.37m x 4.03m)

Front aspect uPVC double glazed window, wall light points, radiator, wall mounted TV aerial points, open staircase to the first floor, glass panel door to:



DINING KITCHEN 18'11" x 8'11" (5.77m x 2.74m)

Rear aspect double glazed window, fitted kitchen comprising matching range of floor and wall mounted units under an oak block worksurface, 1 1/2 ceramic sink and drainer unit, integrated stainless steel gas hob with stainless steel electric oven below, extractor hood over, integrated dishwasher, useful under stairs storage cupboard with light, door to utility, sliding glass panel door to:

CONSERVATORY 9'7" x 8'8" (2.94m x 2.66m)

Double glazed conservatory with double French doors giving access to garden, radiator.

UTILITY ROOM 7'8" x 4'8" (2.36m x 1.43m)

Rear aspect double glazed window, floor and wall mounted units under worktop with inset stainless steel sink unit, space and plumbing for automatic washing machine, space for further appliances, wall mounted Worcester boiler, door to garage.

FIRST FLOOR LANDING

Built-in airing cupboard with hot water cylinder and slatted shelving. Doors to:

BEDROOM ONE 12'5",x 11'0" (3.79m,x 3.36m)

Front aspect double glazed uPVC window, radiator, deep built-in double wardrobe with hanging rail, shelving and light, TV aerial point.

EN SUITE 4'2" x 9'0" (1.29m x 2.75m)

Rear aspect obscure glass double glazed uPVC window, contemporary shower cubicle with digital Mira power shower and sliding glass doors, fitted furniture with inset wash basin, wall mounted illuminated mirror, low level WC, tiled walls, heated towel rail.



BEDROOM TWO 10'11" x 8'5" (3.34m x 2.59m)

Front aspect double glazed uPVC window, TV aerial lead, radiator, built-in wardrobe with hanging rail, shelving and sliding mirror doors.



BEDROOM THREE 9'10" x 6'8" (3.01m x 2.04m)

Rear aspect double glazed uPVC window, access to roof space, TV aerial lead, radiator.



FAMILY BATHROOM 8'4" x 5'6" (2.56m x 1.69m)

Rear aspect double glazed Velux window, extractor, panel bath with mixer shower over, wash hand basin, low level WC, heated towel rail, part tiled walls, spot lighting.



FRONT GARDEN

Accessed via a driveway providing off-road parking for three cars and giving access to the integral garage. There is a lawn to the front of the house with a paved path to the front door, and to the gated side access.



REAR GARDEN

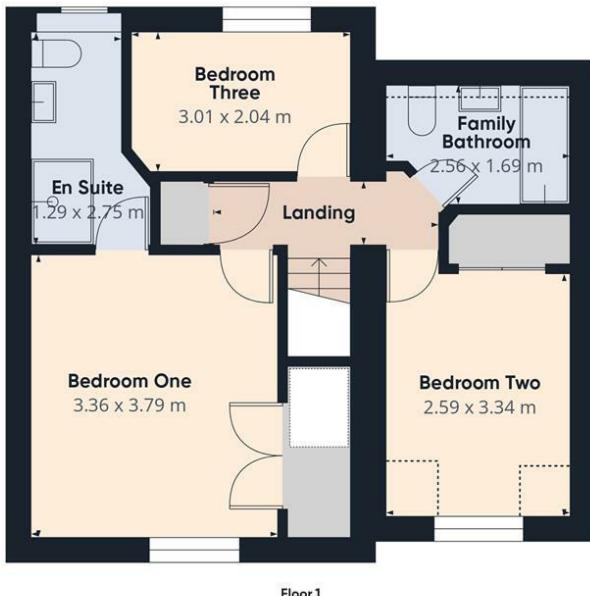
Landscaped southerly rear garden with initial patio which continues around the conservatory with space for a table and outside entertaining, enclosed by timber fencing with a central lawn is flanked by path to the side. To the side is a stone chipped area and to the rear a timber garden shed and additional patio seating area, gated side access and outside tap.

GARAGE 12'0" x 8'9" (3.66m x 2.67m)

Up and over style door, power points. NB The garage has been part converted to create a small office space at the rear.

DIRECTIONS

From Malvern proceed towards Worcester, as you enter the village of Powick, turn right at the traffic lights into Hospital Lane and then second right into King Charles Avenue, where number 5 can be found on the left hand side as indicated by the Allan Morris & Ashton 'For Sale' board. For more details or to arrange a viewing please call our Malvern office on 01684 561411.



Approximate total area⁽¹⁾
95.8 m²

Reduced headroom
1.4 m²

(1) Excluding balconies and terraces

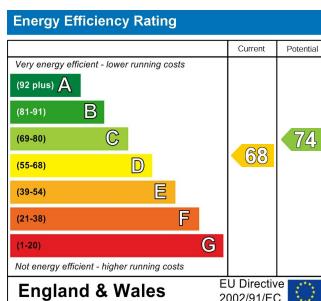
Reduced headroom
..... Below 1.5 m

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



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: D

ENERGY PERFORMANCE RATINGS: Current: D68 Potential: C74

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

(ii) 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;

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