



Allan Morris
estate agents

**Meadow Bank, Storrige, Nr Malvern,
WR13 5EY**

 **MAYFAIR**
OFFICE GROUP

Storrige, Nr Malvern, WR13 5EY

A fabulous three double bedroom detached bungalow with double garage and large private 0.45 plot, situated on the outskirts of Malvern for sale with no onward chain. The versatile 1388 square feet of accommodation comprises: canopy porch, entrance hall, sitting room with open fire, separate dining room with double doors to the rear garden, spacious breakfast kitchen, utility, boiler room, three double bedrooms, main bathroom. Further benefits include; double glazing, central heating, large loft space with potential for conversion, detached double garage with office and cloakroom to rear, long driveway with parking for numerous cars, and a generous 0.45 acre plot with private rear gardens and views to the side over paddocks to the Malvern Hills. For sale with no onward chain, viewing is a must to appreciate the size and potential of home and plot.



CANOPY PORCH

Ceiling light point, tiled floor, double glazed obscure glass door to:

ENTRANCE HALL

Two ceiling light points, coving, radiator, built-in wide coats cupboard, built-in airing cupboard containing hot water cylinder, slatted shelving. Doors to:

SITTING ROOM 14'2" x 13'11" (4.32m x 4.25m)

Front aspect double glazed window, ceiling light point, coving, open fireplace with stone surround, tiled hearth, radiator, double doors to:

DINING ROOM 13'5" x 11'10" (4.09m x 3.63m)

Rear aspect double glazed sliding door to raised patio with space for table and chairs and al-fresco dining, ceiling light point, radiator, door to:

BREAKFAST KITCHEN 17'8" max x 13'4" max (5.40m max x 4.07m max)

Rear aspect double glazed window overlooking the garden, two ceiling light points, coving, fitted kitchen comprising: range of floor and wall mounted wood fronted units under a stone effect work top, stainless steel one and a half bowl sink unit with space for electric cooker with extractor over, space for breakfast table, radiator. Door to:

UTILITY 8'10" x 4'5" (2.71m x 1.36m)

Ceiling light point, coving, radiator, space and plumbing for washing machine, space for further appliances, tiled floor, opaque glass door to door to rear garden and patio.

BEDROOM ONE 13'9" x 10'10" (4.21m x 3.32m)

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

BEDROOM TWO 13'5" x 10'10" (4.10m x 3.32m)

Rear aspect double glazed window, ceiling light point, radiator.

BEDROOM THREE 13'10" x 11'11" (4.22m x 3.64m)

Rear aspect double glazed window, ceiling light point, radiator.

BATHROOM 8'11" x 7'10" (2.73m x 2.41m)

Side aspect obscure glass double glazed window, ceiling light point, coving, four piece suite comprising: panel bath, built in shower cubicle (shower needs replacing), pedestal wash hand basin, WC, shaver socket, radiator, part tiled walls.

CLOAKROOM/BOILER ROOM 7'11" x 4'7" (2.43m x 1.41m)

Ceiling light point, extractor, coving, pedestal wash basin, WC, floor mounted Worcester oil fired boiler, radiator, tiled floor.

AGENTS NOTE

The property has a steep pitch to the roof, excellent potential for loft conversion if required.

DETACHED DOUBLE GARAGE 15'10" x 15'9" (4.85m x 4.82m)

Front aspect up and over style door, obscure glass window to side, ceiling light point, eaves storage, doorway to:

INNER HALL

Ceiling light point, doorS to:

HOME OFFICE/HOBBIES ROOM 9'8" x 6'10" (2.97m x 2.10m)

Ceiling light point, rear aspect window overlooking the garden.

CLOAKROOM 5'1" x 3'7" (1.57m x 1.11m)

Ceiling light point, rear aspect obscure glass window, corner wash hand basin, WC.

FRONT GARDEN

Meadow bank sits in a large private mature plot of 0.45 acres. it is accessed from the slip road off the Cowleigh Road via a wooden five bar gate which opens to a long stone chipped driveway which continues past the property to the garage at the rear. The walled front garden is mostly laid to lawn with a conifer hedge to the west boundary and a laurel hedge obscuring the oil tank to the front of the property, pedestrian access to the west side leads to the rear garden, a concrete path from the driveway leads to the canopy porch and front door.

REAR GARDEN

Long private rear garden mostly laid to lawn with a circular flower and shrub bed, initial raised patio accessed from the dining room and utility

provides the space for a table and chairs and al-fresco dining and a further stone chip parking area. Towards the rear of the garden, views to the side overlook paddocks back to the Malvern Hills in the distance.

DIRECTIONS

from the Allan Morris office in Great Malvern, head north along the Worcester Road. Take the left at the traffic lights onto the Newtown Road, then bear almost immediately left into Cowleigh Road. Continue for some distance leaving the town limits and passing the spring on the left. Continue along the road for some time. After passing the farm shop on the right hand side by Knights Cider, continue around the bend and the property can be found on the right hand side as indicated by the Allan Morris For Sale board. To arrange a viewing or with any queries please call us on 01684 561411 or email malvern@allan-morris.co.uk

WHAT THREE WORDS - condensed.maple.glidern

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 electricity, water and drainage are connected. Central heating is oil fired. 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: Herefordshire Council (01684 862151); at the time of marketing the Council Tax Band is: E

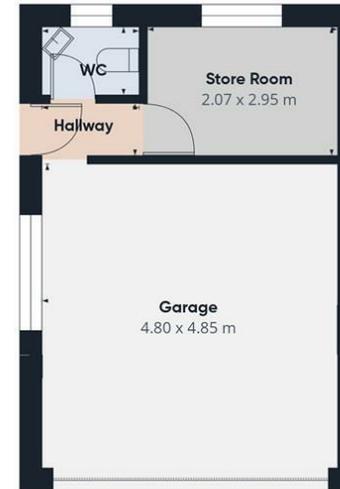
ENERGY PERFORMANCE RATINGS: Current: E53 Potential: A92

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

ASKING PRICE - £575,000



Ground Floor Building 1



Ground Floor Building 2

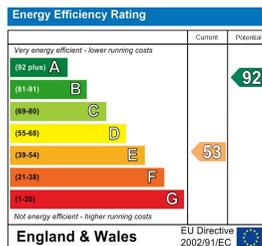
Approximate total area^m
153 m²

(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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