



**31 Wedderburn Road, Malvern, WR14 2DF**

**Price Guide £425,000**

A spacious detached bungalow with three bedrooms in this popular residential side road. Lovingly maintained, in brief the accommodation comprises: Porch, hallway, living/dining room, breakfast kitchen, two double bedrooms, bedroom three/hobby room, bathroom, rear hallway, utility room, guest WC, conservatory, integral garage, private, level and enclosed rear garden, easy maintain frontage and generous off road parking. Offered with NO ONWARD CHAIN, we highly recommend internal viewing.



# 31, Wedderburn Road, Malvern, Worcestershire, WR14 2DF

## ENTRANCE

Approached over driveway leading to the uPVC double glazed entrance door opening into the:

## PORCH

Tiled floor, light, coat hooks, leading to inner door opening into:

## HALLWAY

L-shaped with radiator, access to partially boarded loft space and doors radiating off.

## LIVING/DINING ROOM

An L-shaped area with the dining room having a side facing double glazed window, radiator and an arch to the breakfast kitchen. Archway to spacious living area with radiator, wall mounted gas fire and uPVC double glazed patio doors leading to conservatory.

## BREAKFAST KITCHEN

Fully fitted with a matching range of wall and base units, rear facing double glazed window, radiator, inset bowl and a half sink unit, integral Bosch dishwasher, fridge, Creda electric oven with ceramic hob and hood over.

## BEDROOM THREE/HOBBY ROOM

Side facing double glazed window, radiator, desk/hobby tables and three matching under unit sets of drawers.

## BEDROOM ONE

Front facing double glazed window, radiator, comprehensive range of built-in bedroom furniture with matching bedside tables and lighting, twin overbed wall lights.

## BEDROOM TWO

Front facing double glazed windows, radiator, a good sized double room.

## BATHROOM

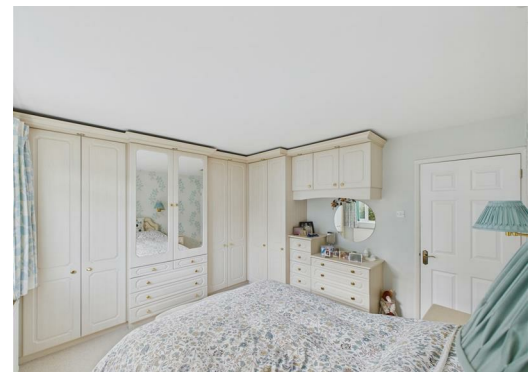
Two side facing obscure glass double glazed windows, hand basin built into vanity unit with mirror light and shaver point over, close coupled WC, glazed shower cubicle, panelled bath, airing cupboard with hot water cylinder and shelving, radiator, further shelving and medicine chest.

## REAR HALL

Double glazed sliding doors to patio, coat hooks, door to garage, light, archway to:

## UTILITY ROOM

Rear facing double glazed window, range of matching wall and base units, sink unit, Greenstar central heating boiler, Bosch washing machine, radiator, door to:



### **GUEST WC**

Close coupled WC, wall mounted hand basin, mirror fronted medicine chest.

### **CONSERVATORY**

Brick and uPVC double glazed construction, light fitting, power points and television point with French doors opening to the garden.

### **INTEGRAL GARAGE**

With up and over door to the driveway, fuse board, storage units and shelving, power and light.

### **EXTERNALLY**

The rear garden has been lovingly created and maintained. From the rear door is a stone flagged area and walkway with further seating areas. A generous decked area offers a seating area outside the conservatory. There is a wooden shed, well stocked borders and beds, a level lawned area and gated access to the front. The front garden is essentially laid with slate and has inset shrubs, fencing with brick pillars to the front. A flagstoned walkway goes around the bungalow and the driveway which offers parking for several vehicles lead to the garage.

### **AGENTS NOTE**

Carpets and curtains are included and other items of furniture, such as in the conservatory may be negotiated separately.

### **DIRECTIONS**

From the centre of Great Malvern, proceed down Church Street and onto Barnards Green Road, at the traffic island take the third exit going straight on in the direction of Guarlford. Turn first left onto Pound Bank Road. Then turn right into Wedderburn Road where the property can be found on the left hand side, as indicated by the agent's For Sale Board. For more details or to book a viewing please call our Malvern office on 01684 561411.

### **what3words**





Approximate total area<sup>(1)</sup>  
115 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.  
GIRAFFE 360

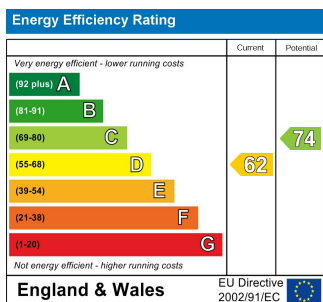
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items may be available by separate negotiation.

**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

**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.



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