



**4 Fruitlands, Malvern, WR14 4AH**

**£300,000**

A well presented semi-detached house this the ever popular Fruitlands estate. In brief, the accommodation comprises: Living room, dining room, kitchen, conservatory, two double bedrooms, small third bedroom/study and family bathroom. This lovely home benefits from an enclosed and mature rear garden, a generous frontage setting the house back from the road and off road parking. Being in the catchment area for good schools, bus route and easy access to the facilities in Great Malvern and Barnards Green plus lovely walks, we strongly recommend an early viewing.



## 4, Fruitlands, Malvern, Worcestershire, WR14 4AH

Approached over the driveway and path to Upvc double glazed front door with matching side panel opening into the:

### Hallway

With radiator, stairs to first floor, power point and door to:

### Living Room 15'7" (max) x 14'10" (max) (4.76 (max) x 4.53 (max))

With Upvc double glazed front facing window, feature fireplace with coal effect gas fire, radiator, power points, TV aerial point and double opening small glass paned doors to:

### DINING ROOM 15'7" x 10'2" (4.77 x 3.1)

With radiator, power points, built-in cupboard, twin ceiling lights, door to kitchen and patio doors to:

### Conservatory 10'9" x 8'2" (3.3 x 2.5)

Being of Upvc double glazed construction with patio door to rear garden, ceramic tiled floor, ceilinglight and fan and power points.

### Breakfast Kitchen 15'1" x 7'6" (4.6 x 2.3)

With Upvc double glazed door and window to the front, rear and side facing Upvc double glazed windows, matching range of wall and base units, inset stainless steel sink unit, space and plumbing for washing machine, space and plumbing for slimline dishwasher, electric cooker point, space for upright fridge freezer, cooker hood and power points.

### FIRST FLOOR

Landing with access to loft space, power point and door to airing cupboard housing Worcester Bosch central heating boiler and shelving.

### Bedroom Two 12'5" x 9'1" (3.81 x 2.78)

With front facing Upvc double glazed window offering distant views, radiator, power points and door to walk-in cupboard with hanging rail and shelving.

### Bathroom 6'0" x 5'4" (1.83 x 1.63)

With champagne suite comprising: close coupled WC, pedestal hand basin, panelled bath with Dolphin shower over, glazed screen, patterned Upvc double glazed windows, radiator and towel rail.

### Main Bedroom 11'9" x 8'10" (3.6 x 2.7)

With rear facing Upvc double glazed window offering views of the garden and to the hills, radiator, power points and ceiling light and fan.

### Bedroom Three 11'9" x 6'6" (3.6 x 2.0)

Rear facing Upvc double glazed window with hill and garden views, radiator and power points.



### Externally

The rear garden is fully enclosed with mature shrubs, trees and bushes and very private. There is a generous patio area and steps and borders leading up to the lawn which meanders through this beautifully planted area. There is also an outside tap.

To the front, there is a generous lawned foregarden with inset planting and a driveway offering parking.

### Directions

From the office of Allan Morris proceed right onto the Wells Road. Go past the common on the left hand side and turn sharp left into Peachfield Road. Take the right into King Edwards Road and left into Fruitlands. Follow the road down and round almost to the bottom and no. 4 will be found on the left hand side. To view the property or with any queries please contact the office on 01684 561411.



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

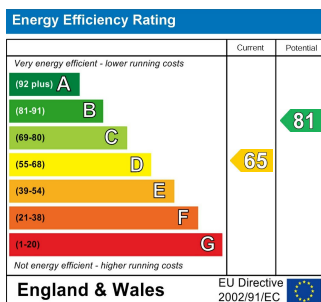
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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: C

**ENERGY PERFORMANCE RATINGS:** EPC: D65

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



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