



**5 Cromwell Road, Malvern, WR14 1NA**

**£525,000**

A beautifully presented and extended period semi detached house with many original features and much charm. Situated in this popular residential road, in brief the accommodation comprises: Porch, hallway, living room, dining room, guest WC/utility room, dining kitchen, four bedrooms and bathroom to the first floor with the main bedroom suite on the second floor. Complemented by an enclosed and level rear garden, double glazing, central heating and offroad parking, this property is one that should be viewed internally to appreciate all that is on offer. **NO CHAIN SALE SITUATION**  
Please call us on 01684 561411 to arrange a viewing or for further information.



## 5, Cromwell Road, Malvern, WR14 1NA

### ENTRANCE

Approached over tarmac and brick frontage with steps to the storm porch with balustrade and tiled floor to front door, opening into:

### HALLWAY

With lovely period tiled floor, obscure glazed front facing sash window, stairs to first floor, understairs cupboard with light.

### LIVING ROOM

Front facing bay sash window with secondary glazing, radiator with corner and shelf, feature period cast iron fireplace with tiled sides and inset gas effect coal fire, picture rails and coving.

### GARDEN ROOM

Rear facing double glazed patio doors with double glazed side panels and high level windows, stripped wood floor, radiator, fire place with tiled hearth (open), picture rails and coving.

### GUEST WC/UTILITY ROOM

Obscure glass side facing sash window, Worcester Bosch central heating boiler, close coupled WC, wall mounted hand basin, wall mounted cupboards, space and plumbing for washing machine.

### DINING KITCHEN

Side facing uPVC double glazed sash window, radiator, picture rails and generous space for table and chairs. A square archway leads to the kitchen area with rear facing window overlooking the garden. Fitted with a matching range of wall and base units, glass fronted display cupboards, inset bowl and a half sink unit, gas double oven with gas hob, space for fridge/freezer ladder style radiator and side door.

### FIRST FLOOR

Side facing sash window at the turn in the stairs.

### LANDING

Stairs to the second floor, radiator and doors radiating off.

### BATHROOM

Side facing obscure glass sash window, white suite comprising: panelled bath with shower over, pedestal hand basin, close coupled WC, ladder style radiator.

### BEDROOM

Rear facing uPVC double glazed sash window, radiator, view to the Hills.



## BEDROOM

Rear facing uPVC double glazed sash window, feature fireplace, radiator and picture rails.

## BEDROOM

Front facing sash window with secondary glazing, feature fireplace with tiled side panel, built-in wardrobe with hanging rail and cupboard over, picture rail.

## BEDROOM

Front facing sash window with secondary glazing, radiator, feature fireplace, stripped wood floor.

## SECOND FLOOR

Double glazed high level window on the stair turn and door to the Master bedroom suite.

## BEDROOM 1

A lovely bright spacious room with triple velux windows enjoying Hill views, walk-in wardrobe, recess with light, hanging rails and shelving and door to:

## ENSUITE SHOWER ROOM

With velux window, contemporary ladder style radiator, glazed shower cubicle, close coupled WC, wall mounted hand basin and extractor unit

## EXTERNAL

The rear garden has a flagstoned patio which wraps around and creates a courtyard accessed from the dining room. The garden is fully enclosed by wall and fencing, is essentially laid to lawn with well planted and stocked borders, inset shrubs and fruittree, two wooden sheds and a pathway and high level gate to the front.

There is offroad parking at the front and steps to a flagstoned frontage and the porch.

## DIRECTIONS

From the Malvern office of Allan Morris, turn left in the direction of Worcester. With the Link Common on the left, and just after the fire and railway stations, take the left hand turn into Cromwell Road. Follow the one way system left onto Redland Road and then at the junction, turn right back into Cromwell Road. No. 5 will be found a little way along on the right hand side.

## what3words

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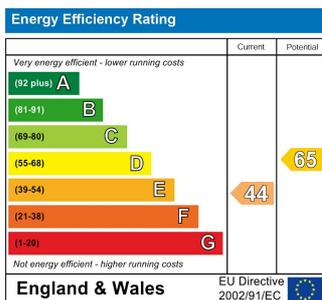
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Carpets and curtains will remain and 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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