



## Oak Cottage Mayfield Road, Malvern, WR13 5AE

£300,000

One of a pair of modern semi-detached houses sitting in a little spur off the main part of the road. A beautifully presented three bedroomed home which in brief, comprises: Entrance porch, hallway, guest WC, dining kitchen, living room and conservatory. On the first floor are three bedrooms and the family bathroom. There is an easily maintained rear garden laid out with areas for seating and entertaining. The garage with up and over door, plus parking for three vehicles completes this lovely home and we recommend internal viewing to appreciate what is on offer.





# Oak Cottage, Mayfield Road, Madresfield, Malvern, WR13 5AE

## ENTRANCE PORCH

Wood effect flooring, radiator, small double glazed window with obscured glass and telephone point. Door opening to:

## HALLWAY

A welcoming space with wood effect flooring, spotlights, radiator, telephone point and stairs to first floor, storage cupboard and door opening to:

## GUEST WC

Double glazed window with obscured glass, extractor fan, radiator, close-coupled WC and wall mounted hand basin.

## DINING KITCHEN 28'5" x 11'6" max (8.68m x 3.51m max)

To the kitchen end is a range of handmade fitted oak base and eye level units with oak worksurface over, inset ceramic sink with drainer, integrated eye level Siemens oven and grill, integrated Siemens ceramic hob with extractor over, space for a tall fridge freezer, space and plumbing for a washing machine, partially tiled walls, spotlights and front aspect double glazed window.

To the dining room side, spotlights, radiator, side aspect double glazed window, fitted handmade oak cupboard and dresser with display cupboards, boiler which was installed in 2011 situated in matching cupboard UPVC door with obscured glass panels opening to side aspect.

## SITTING ROOM 18'1" x 11'8" (5.52m x 3.56m )

A good sized living space with radiator, TV aerial point, feature fireplace with coal effect electric fire, rear facing double glazed windows and double glazed patio doors opening to the:

## CONSERVATORY 9'10" x 8'1" (3.02m x 2.48m)

Wood effect flooring, ceiling light fitting with fan and half height wall with a bank of double glazed windows looking over the garden. Double glazed double doors opening into the garden.

## FIRST FLOOR LANDING

Ceiling light fitting and loft access point with loft ladder. In the loft there is light and power. Airing cupboard with shelving and radiator. Doors to all rooms.

## BEDROOM ONE 3'3" 12'8" x 9'6" (1 3.87m x 2.92m )

Ceiling light fitting and radiator, built-in wardrobes and double glazed window to front aspect with views across open countryside.

## BEDROOM TWO 11'7" x 12'1" ( 3.54m x 3.69m )

Ceiling light fitting, radiator, built-in wardrobe and rear facing double glazed window..

## BEDROOM THREE 9'10" 8'3" x 7'11" (3.00m 2.51m x 2.41m )

Ceiling light fitting, radiator, TV aerial point, front aspect double glazed window with views across open countryside.



## SHOWER ROOM

Tiled floor, partially tiled walls, spotlights, radiator, double glazed window with obscured glass, ladder style towel rail and extractor, close coupled WC, vanity wash hand basin and large shower cubicle.

## OUTSIDE

To the rear of the property is an enclosed, level, low maintenance garden with pretty brickwork paths and patio. With gravel borders and fencing a lovely area for al fresco dining. To the front of the property is a generous brick paved driveway with parking in front and at the side of the house and a car port coving the side door and access to the garage.

## GARAGE 16'6" x 8'8" (5.04m x 2.66m )

Of brick construction with up and over door, light fitting, power points, shelving and cupboards. Double glazed door opening into the rear garden.

## DIRECTIONS

From the centre of Great Malvern proceed down Church Street straight over the main traffic lights in the middle of town carrying on downhill taking the fifth turn to the left into Madresfield Road. Follow this route for just over quarter of a mile past the cemetery on your right hand side. At the next T junction turn right and then immediately left across Pickersleigh Road continuing on downhill into Madresfield Road. Follow this route for a few hundred yards turning left at a mini island into Mayfield Road which is a one way lane. The turning into the property can be found after a short distance on the left hand side.







Ground Floor



Floor 1

Allan Morris

Approximate total area<sup>(1)</sup>  
114.2 m<sup>2</sup>

Reduced headroom  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

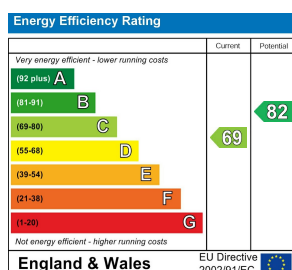
Reduced headroom  
..... Below 1.5 m

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: C

Energy Performance Rating: Current: C69 Potential: B82

Transport Links: Malvern Link Railway Station: 0.5 mile; Worcester 7.8 miles (approximate mileage)

Schools Information: Local Education Authority: Worcestershire LA: 01905 82270

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