Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

65 Michael Crescent, Malvern, WR14 1UE

£335,000

A beautifully presented, extended semi-detached home. In brief, the accommodation comprises: hallway extending into a utility area, guest WC, recently fitted dining kitchen, dining room/office and living room to the ground floor. Two good size double bedrooms, single bedroom and family bathroom. Complementing this well presented accommodation is a generous and level rear garden and driveway giving off road parking at the front. We highly recommend viewing internally to appreciate what is on offer in this quiet location. For any further information or to arrange a viewing, please call us on 01684561411.

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MAYFAIR OFFICE GROUP

65, Michael Crescent, Malvern, WR14 1UE

ENTRANCE
Approached over driveway to the front door, opening into:

HALLWAY
Radiator, double glazed side facing window, stairs to first floor, built-in cupboard housing the fuse board and opening into:

UTILITY AREA
Understairs cupboard housing the Worcester boiler, side facing double glazed window, space and power for a washing machine and a tumble dryer, inset sink with granite work tops, upright contemporary radiator, door to:

GUEST WC
Close coupled WC, vanity unity with hand basin, extractor fan, access to roof space.

INNER HALL
Side facing double glazed window, cupboard with fuse board.

LIVING ROOM
Front facing double glazed window, radiator, feature fireplace, built-in shelving.

DINING ROOM/OFFICE
Rear facing double glazed window, radiator, feature fireplace, built-in cupboard with shelving.

DINING KITCHEN
Triple aspect double glazed windows and patio doors, recently fitted matching range of units including built-in NEFF oven, NEFF hob with cooker hood over, drawers, further cupboards, integral dishwasher, pull-out bin, granite worktops with bowl and half sink unit, space and power for upright fridge freezer. Island with cupboards under and granite top.

LANDING
Stairs to the first floor with side facing double glazed window. Landing has access to loft space with drop down ladder, partly boarded with light, doors radiating off.

BATHROOM
Ladder style radiator, side and rear facing obscure double glazed windows, panelled bath with fixed and flexible shower heads over and glazed screen, close coupled WC, tiled floor and extractor unit.

BEDROOM TWO
Rear facing double glazed window, radiator, built-in slim cupboard, further built-in cupboard with shelving.

BEDROOM ONE
Front facing double glazed window with slightly obscured views to the Hills, radiator, cupboard with coat hooks.

BEDROOM THREE
Front facing double glazed window with the Hill views mentioned, radiator, built-in cupboard with slat shelving.

REAR GARDEN
The rear garden is fully enclosed and level with gated access to the front. Essentially laid to lawn with a patio wrapping around the house, side borders, wooden shed, generous seating areas. Picket fencing separate a further paved and gravelled area which leads to a further gravelled area at the side of the house.

DIRECTIONS
From the office proceed to Malvern Link, turn left by the fire station into Howsell Road. Proceed over mini roundabout and continue past the local shops onto Tanhouse Lane. Turn left after the Co-op into Michael Crescent and follow the crescent round to the right and bear left into the small spur road. No 65 can be found at the head of this cul de sac on the right hand side.

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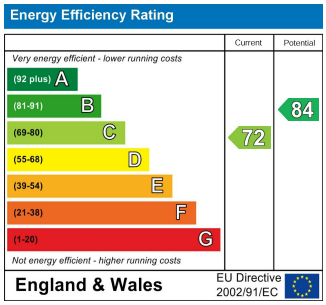

TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: B

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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