



21, Lower Quest Hills Road, Malvern, WR14 1RP

**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



## Lower Quest Hills Road, Malvern, WR14 1RP

We are delighted to offer this handsome Victorian cottage, set in a quiet residential location, close to shops, amenities, schools and transport links. The property comprises, entrance hallway, sitting room, dining room, kitchen, rear hallway, cellar and downstairs bathroom, first floor landing, three bedrooms, wc, driveway, garage, private and mature rear garden stocked with specimen plants and trees. The property is full of character and charm and we highly recommend an early viewing to appreciate the accommodation and location on offer.



### **PORCH**

Front door and side facing window, internal door opens to:

### **HALL**

Stairs to first floor, doors to:

### **SITTING ROOM 11'11" x 11'10" (3.65m x 3.63m)**

Front facing double glazed window, feature fireplace with Cast Iron wood burner, fitted storage and shelving, radiator, television point.

### **DINING ROOM 12'0" x 11'11" (3.67m x 3.64m)**

Front facing double glazed window, radiator, built-in storage, door to:

### **KITCHEN 10'7" x 8'9" (3.25m x 2.69m)**

Rear facing double glazed window, range of contemporary eye and base level units, inset sink and drainer unit, integrated electric oven.

### **REAR HALLWAY**

Back door opens to garden, built-in cupboard housing gas boiler, door to bathroom.

### **BATHROOM 8'2" x 5'5" (2.51m x 1.67m)**

Rear facing obscure double glazed window, panel bath with shower over, low level WC, wash basin, radiator, storage cupboard.

### **CELLAR**

Steps lead down to part converted cellar with power and light, storage cupboard.

### **FIRST FLOOR LANDING**

Doors to:

### **BEDROOM ONE 12'2" x 11'10" (3.71m x 3.63m)**

Front facing double glazed window, radiator.

### **BEDROOM TWO 12'0" x 11'10" (3.66m x 3.61m )**

Front facing double glazed window, radiator.

### **BEDROOM THREE 9'2" x 7'10" (2.80m x 2.39m )**

Rear facing double glazed window, low level WC, radiator

## **WC**

Side facing double glazed window, low level WC, radiator.

## **OUTSIDE**

Gated front garden with shrub planting, driveway for one car leads to the garage.

## **GARAGE 21'3" x 10'7" (6.50m x 3.25m )**

Single garage with wooden double doors, power and light, side and rear windows, door to the garden.

## **REAR GARDEN**

Attractive and very mature rear garden, laid initially to patio seating area, step leads down to lawn section with established mature planted borders with Acer tree, gate leads to lower section laid to a vegetable plot with rear gate, stream at the rear boundary.

## **DIRECTIONS**

From Great Malvern follow the Worcester Road north in the direction of Malvern Link. Go straight on at the traffic lights and just after the second set of lights turn left into Albert Park Road. Take the 4th right into Quest Hills Road and halfway down turn left into Lower Quest Hills Road and No 21 can be found on the left hand side. For more details please call our Malvern office on 01684 561411

## **what3words**

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## **ADDITIONAL INFORMATION**

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.

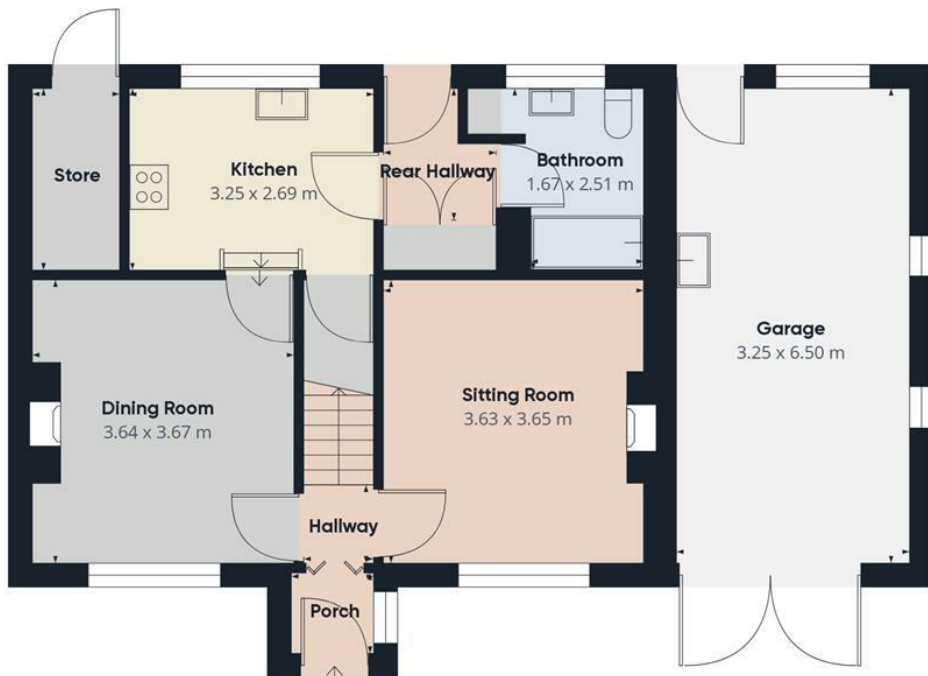
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: Potential: TBC

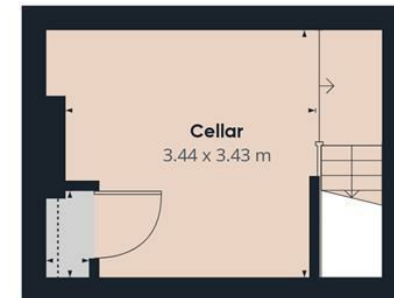
SCHOOLS INFORMATION: Local Education Authority: Worcestershire

LA: 01905 822700

**OFFERS IN EXCESS OF £400,000**



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

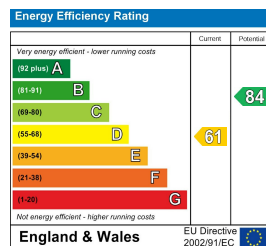


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## EPC



## Material Information Report



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