



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

[:///event.tango.prospered](https://what3words.com/:///event.tango.prospered)

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

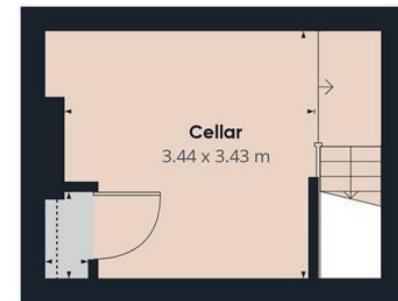
OFFERS IN EXCESS OF £400,000



Approximate total area⁽¹⁾

124.27 m²

Allan Morris
estate agents

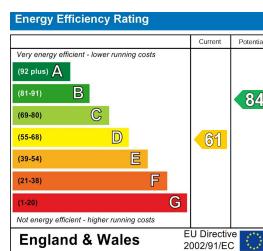


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

EPC



Material Information Report



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;

Allan Morris
estate agents

MAYFAIR
OFFICE.CO.UK

naea | propertymark
PROTECTED

The Property
Ombudsman



