Allan Morris
estate agents

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Great Malvern
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3 St. James Close, Malvern, WR13 6BA

£550,000

A versatile, recently built home with contemporary, open plan style living plus a converted garage giving office/hobbies or independent accommodation with heating via a ground source heat pump.
This well presented home, located within a cul-de-sac has a view of the hills from the front and overlooks trees at the rear. It is within a very short walk of the village primary school, local shop/ Post Office, playing field and amenities and within a few minutes walk to Castlemorton Common.
Briefly comprising:- reception hall with cloakroom, open to through sitting room, dining room, kitchen, utility/second kitchen, all with underfloor heating. Door to additional room with independent access outside and ensuite shower room. First floor with four double bedrooms, ensuite and family bathroom. At the rear is a patio, storage area, and shed and the large lawned garden extends to the side. Parking for several vehicles plus EV charging point.
Viewing highly recommended.







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MAYFAIR
OFFICE GROUP

3, St. James Close, Welland, Malvern, WR13 6BA











Part opaque double glazed door with canopy porch over, opens to:

RECEPTION HALL
Tiled floor, stairs to first floor, door to built-in understairs storage with lighting, door to cloakroom, open plan to:

SITTING ROOM
Front aspect, square bay, double glazed window with view of the Hills, two, side aspect, double glazed windows, rear aspect, double glazed, French doors to garden.

DINING ROOM
Front aspect, square bay, double glazed window with view of the Hills, tiled floor.

KITCHEN
Rear aspect, double glazed, French doors to garden, side aspect, double glazed window, tiled floor, extractor fan. Fitted kitchen with granite worksurface, including one and a half bowl single drainer sink unit, four ring, ceramic hob with electric oven under and filter hood over, built-in fridge freezer, built-in dishwasher, fitted cupboards and drawers and breakfast bar area.

CLOAKROOM
WC, wash basin, extractor fan, tiled floor.

UTILITY/SECOND KITCHEN
Fitted units to two walls with single drainer sink unit, two ring electric hob and oven under, filter hood over, plumbing for washing machine, continuing tiled floor, extendable work surface. Door to:

SNUG/OFFICE/SPARE BEDROOM
Front aspect, opaque, double glazed windows, side aspect, double glazed, high level windows, side aspect, opaque, double glazed door to garden, wood effect floor, radiator, panel effect wall. Door to:

SHOWER ROOM
Shower enclosure with rainfall and adjustable showers, wash basin with cupboard under, WC, tiled floor, ladder style heated towel rail, extractor fan.

FIRST FLOOR
With rear aspect, double glazed, picture window, hatch to loft space, airing cupboard with hot water cylinder. Doors to:

BEDROOM ONE
Rear aspect, double glazed window, radiator under, built-in double wardrobe. Door to:

ENSUITE
Side aspect, opaque, double glazed window, large shower with rainfall and adjustable showers, wash basin with cupboard under, WC, heated towel rail, extractor fan.

BEDROOM TWO
Front aspect and side aspect, double glazed windows with view of the hills, ,double radiator.

BEDROOM THREE
Rear aspect, double glazed window, double radiator under.

BEDROOM FOUR
Front aspect, double glazed window with view of the Hills, radiator under, built-in double wardrobe.

BATHROOM
Front aspect, opaque, double glazed window, bath with rainfall and adjustable head showers over, WC, wash basin with cupboard under, fitted mirrored cabinet, heated towel rail, tiled floor.

OUTSIDE
To the front of the property is an open plan garden, with extended gravelled parking to the side offering parking for several vehicles and an EV charging point,. Gated access to the rear garden which is mainly lawned with fenced boundary plus a wildlife corridor. At the rear, extended patio adjoins the kitchen and sitting room with outside tap. Garden shed plus side area for storage and rotary washing line, further gate to the front.

ADDITIONAL INFORMATION
The house was built by a local company, Court Property Developers and has 4 years left on the Buildmark Warranty. There is a Management Committee charge for maintenance of the road. The charge for this property is £165 pa. Small part of that is for insurance and the balance is building up a repair fund.

DIRECTIONS
From Great Malvern head south along the A449 towards Ledbury. Continue for 3.3 miles after which take the left hand fork onto the A4104 signed Welland and Upton upon Severn. Continue along this road for some distance and at the staggered crossroads in the village of Welland proceed straight over, signposted Upton. St James Close can be found immediately on the left. No 3 is at the end of the cul de sac. For more details or to book a viewing, please call our Malvern office on 01684 561411.

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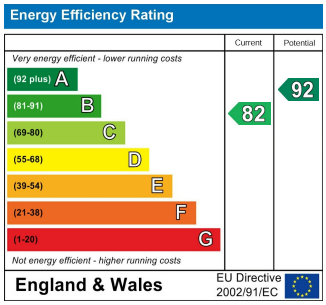
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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 electricity, water and drainage are connected. Heating is via a ground source heat pump. 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: F

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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