



**3 Old Coventry Arms The Village, Powick, WR2 4QR**

**£250,000**

A beautifully presented, unique and characterful cottage, being part of the conversion of the Old Coventry Arms public house. This immaculate and quirky property has lots of history, style and individuality. Comprising: hallway, sitting room, vaulted kitchen dining room, downstairs bathroom, two bedrooms, off road parking for one car and an elevated rear garden with delightful summer house and views. The village of Powick is conveniently located between Malvern and Worcester, with easy access to both and to the M5 motorway, as well as miles of country walks on your doorstep. This is really a one of a kind and we highly recommend an early viewing. NO CHAIN SALE



# 3 Old Coventry Arms, The Village, Powick, Worcester, WR2 4QR

## ENTRANCE

Wooden front door open to entrance hall, front facing uPVC window, radiator, coir matting.



## SITTING ROOM 16'5" x 11'1" (5.02m x 3.38m)

Front facing and rear facing uPVC window, two radiators, open staircase to front door, television point, telephone point, exposed beams, wood paneling, two wall light points.



## DINING KITCHEN 12'7" x 10'11" (3.85m x 3.33m)

Delightful kitchen space with vaulted ceiling, Velux window, side facing uPVC window, wooden stable door, bespoke wooden kitchen with wooden worktops, ceramic sink and mixer tap. Belling gas range cooker, glass fronted display cabinets, space and plumbing for washing machine, space for fridge freezer, tiled floor.



## BATHROOM 8'0" x 4'9" (2.46m x 1.46m)

Front facing obscure uPVC window, panel bath with rainfall shower over and show attachment wash basin, low level WC, tiled walls, extractor fan, spot lighting, wood effect floor.



## FIRST FLOOR LANDING

Wooden latch door to cupboard housing Worcester combi gas boiler.

## BEDROOM ONE 10'10" x 8'3" (3.31m x 2.54m)

Rear facing uPVC window overlooking rear garden, radiator, sliding door, storage cupboard, two bedside light fittings.

## BEDROOM TWO 10'9" x 4'11" (3.29m x 1.52m)

Front facing uPVC window, built in storage, radiator.

## OUTSIDE FRONTRAGE AND PARKING

Parking for one car in allocated space to the right of the property.

## REAR GARDEN

Courtyard area outside rear door with a small shed, shared steps lead up to the terraced rear garden at rooftop level with steps and path leading up a lawn and planted section. Large covered deck seating area with timber summer house and storage room, ideal for outside dining or home office with a view over the property towards Worcester.



## DIRECTIONS

From the office of Allan Morris in Great Malvern town centre proceed north on the A449 towards Worcester. After passing through the shopping centre in Malvern Link continue on this road for about three miles until reaching the traffic lights in the village of Powick. Continue straight on downhill and after about one mile bear left at the triangular island towards Worcester. Take the immediate left turn signposted Kings End Lane. The property will then be seen ahead of you. For more details or to book a viewing, please call our Malvern office on 01684 561411

## LOCATION

The property enjoys a very convenient location in the village of Powick, approximately two miles south of the well served cathedral city of Worcester, which provides a comprehensive range of shopping, recreational and sporting facilities, including premiership rugby, county cricket and horse racing. The Malvern Hills, an area of outstanding natural beauty, and the thriving cultural spa town of Great Malvern, are approximately four miles away. Here also are excellent shopping and recreational facilities, including Marks & Spencer, Waitrose and the renowned theatre and cinema complex. Both Worcester and Malvern can boast deserved reputations for educational facilities, notably in the private sector including The Royal Grammar and Kings Schools in Worcester and Malvern College and Malvern St James Girls' Schools in Malvern. Transport communications are excellent with railway stations in both Worcester and Malvern and junction 7 of the M5 motorway, which is approximately three miles away.

## ASKING PRICE

£250,000





Approximate total area<sup>(i)</sup>  
49.87 m<sup>2</sup>

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

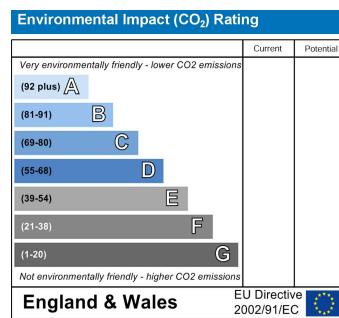
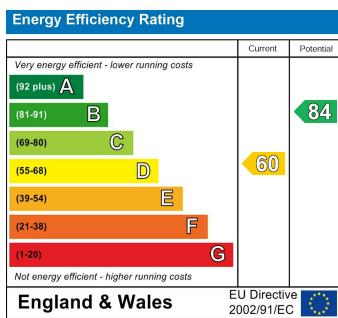
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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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, 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; at the time of marketing the Council Tax Band is: B
- **ENERGY PERFORMANCE RATINGS:** Current: D60 Potential B84
- For viewing arrangement, please call the Great Malvern office on 01684 561411.



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