Allan Morris
estate agents

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

67 Redland Road, Malvern, WR14 1LY

Price Guide £245,000

A beautifully maintained and presented two bedroomed period terraced house. In brief, the accommodation comprises: living room, dining kitchen, utility room, two bedrooms and family bathroom. The rear garden is level and enclosed with brick built storage sheds, patio, lawned area, flower borders and a rear gate. Redland Road is a popular residential side road with easy access to local shops, schools and railway. We recommend early viewing to appreciate this lovely period home.

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MAYFAIR OFFICE GROUP

67, Redland Road, Malvern, WR14 1LY

ENTRANCE
Approached through wrought iron gate and up steps to uPVC front door.

LIVING ROOM 10'11" x 11'5" (3.33m x 3.5m)
Front facing uPVC window, under stairs storage space and meter cupboard, feature arched brick fireplace, twin wall lights, door to:

DINING KITCHEN 14'10" x 10'11" (4.54m x 3.35m)
rear facing uPVC window and door, matching range of wall and base units, gas hob with cooker hood over, electric oven and grill, stainless steel sink unit, radiator, space for dining table and chairs, door opening to walk-in cupboard with double glazed window and plumbing and power for washing machine.

Stairs to first floor landing.

FIRST FLOOR LANDING
Radiator, access to loft space.

BATHROOM 8'5" x 6'6" (2.58m x 2.0m)
Obscure uPVC window, panelled bath with glazed shower screen, low flush WC, pedestal hand basin, radiator.

BEDROOM TWO 11'3" x 8'0" (3.44m x 2.45m)
Rear facing uPVC window, television point, radiator.

BEDROOM ONE 11'6" to wardrobes x 9'7" (3.53 to wardrobes x 2.94m)
Front facing uPVC window, comprehensive range of built-in cupboards, radiator.

EXTERNALLY - REAR
Brick built outhouse with gardeners WC, second room with light and power and third storage room. There is a flag stoned patio and the garden is fully enclosed, level and essentially laid to lawn. A rear gate gives access to the back lane.

DIRECTIONS
From the Allan Morris office on the Worcester Road proceed in the direction of Malvern Link and Worcester. Follow the Worcester Road into Malvern Link, passing the fire station on the left hand side, take the second left into Cromwell Road, follow the road around to the left, proceed along Redland Road where the property can be found on the left hand side, as identified by our For Sale board. For further information or to arrange a viewing please call the office on 01684 561 411.

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

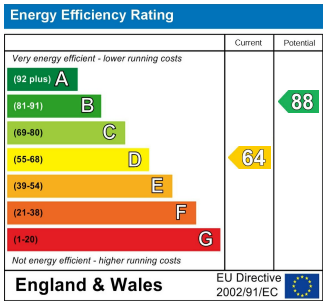
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as blinds, may be available by separate arrangement

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

ENERGY PERFORMANCE RATINGS: Current: D64 Potential: B88

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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