



246a West Malvern Road, Malvern, WR14 4BG

£585,000

A UNIQUELY DESIGNED, DETACHED HOME NESTLED IN THE HILLS OF WEST MALVERN WITH POTENTIAL TO REFURBISH AND UPDATE.

The property offers versatile accommodation on split levels with views from the rear towards the Herefordshire countryside. Comprising:- kitchen, dining room, sitting room with terrace and lounge with views, bedroom/study, four further bedrooms, an office, bathroom, utility room and store rooms plus a carport and garage. The garden lies mainly to the rear of the property and borders woodland on the Malvern Hills. The house is located at the end of a short track and has a garage and carport. Viewing is highly recommended to appreciate the scope and scale of the property.



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ENTRANCE

Glazed door, adjacent window opens to:

RECEPTION HALL

High level window, door to Inner Hall, radiator, doors to:

CLOAKROOM

Side aspect with high level wash basin, radiator, WC.

KITCHEN

Front aspect window, kitchen units to eye and base level, electric cooker point, radiator, space for fridge freezer. Door to:

DINING ROOM

Side aspect window, double radiator, return door to hall, steps down to:

SITTING ROOM

Side aspect window, opposite wide patio doors to terrace, fireplace with open grate, radiator.

INNER HALL

Open tread staircase to upper and lower floors. Door to built-in cupboard with hot water cylinder, with large storage cupboard over. Door to dining room.

UPPER FLOOR

With hatch to loft space. Doors to:

LOUNGE

Rear aspect and side aspect windows plus wide corner picture window, views towards Herefordshire, two double radiators, central heating thermostat.

BEDROOM/STUDY

Side aspect window, radiator.

LOWER FLOOR LANDING

Stairs to ground floor, radiator. Doors to :-

BEDROOM THREE

Side aspect window, radiator.

BEDROOM ONE

Rear aspect window with views, radiator, built in double wardrobe.

BEDROOM TWO

Rear aspect window with views, built in double wardrobe, radiator.



BATHROOM

Side aspect opaque glazed window, bath with mixer tap/shower, wash basin, wc, radiator.

GROUND FLOOR

UTILITY ROOM

Sink unit with cupboard, plumbing for washing machine, space for tumble dryer, floor mounted Worcester gas central heating boiler.

STOREROOM

With shelving.

BEDROOM FOUR

Side aspect window, wash basin, built in wardrobe.

Steps down to door to :-

STUDY

With doors to three store rooms, with light and power, one with shelving.

Patio doors to garden, shelving to two walls, double radiator.

OUTSIDE

At the fore of the property is a drive for parking in front of the carport. The garage is attached to the car port with an up and over door and rear aspect window. At the rear of the carport is a door to steps leading into the garden.

At the side of the house a paved area opens to the rear elevated terrace which can be accessed from the sitting room.

The rear garden has recently been strimmed and offers potential for landscaping.

DIRECTIONS

From Great Malvern head up the West Malvern Road. Go past the Elim Theological College on the right and a short distance further on is a sign for the Brewers Arms pub. Park near this area and the track to Round The Bend goes down on the right hand side where the road curves right.

what3words

///windmills.fixtures.cookers





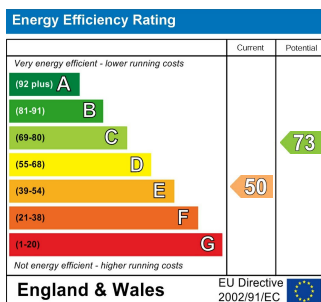
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: 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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