



70 Church Road, Malvern, WR14 1NH

£365,000

A traditional-style semi-detached family home, situated in a popular location with level walking access to nearby shops and schools. The property is immaculately presented and offers accommodation comprising: entrance hall, sitting room, open-plan re-fitted kitchen/dining room with patio doors to the garden, three bedrooms, a re-fitted family bathroom on the first floor, and a loft conversion.

The property has off-road parking via a paved driveway, a detached garage, and a generous south-facing garden. Further benefits include gas central heating and double glazing. We highly recommend a viewing to appreciate the position and plot of this family home.



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ENTRANCE HALLWAY

A composite entrance door with obscure glazed panels and attractive stained-glass detailing opens into a welcoming entrance hall. Featuring a staircase rising to the first floor with spindle balustrade, useful understairs storage cupboard, radiator, wood-effect flooring, and doors leading to the principal ground floor accommodation.

SITTING ROOM

A well-proportioned front-facing reception room enjoying a half bay UPVC double-glazed window overlooking the frontage. A recessed fireplace forms an attractive focal point, incorporating an inset cast iron wood-burning stove set on a slate hearth with a timber mantel over. Additional features include a television point, broadband connection, and wall light points.

OPEN PLAN KITCHEN/DINING ROOM

A stylish contemporary kitchen/dining room spanning the rear of the property, creating an excellent family and entertaining space. Natural light floods the room through a rear-facing UPVC double-glazed window and UPVC double-glazed French doors opening directly onto the rear garden.

The kitchen is fitted with a modern range of wall and base units complemented by white quartz work surfaces incorporating a 1½ bowl inset sink with drainer and mixer tap. Integrated Bosch appliances include double electric ovens and a gas hob with a stainless-steel extractor canopy over. There is space and plumbing for a dishwasher, dedicated space for a wine fridge, and a full-height housing unit providing space for an American-style or freestanding fridge/freezer.

The dining area comfortably accommodates a family-sized dining table and chairs, making it ideal for everyday living and entertaining. The room is finished with wood-effect flooring and recessed LED spotlights throughout.

FIRST FLOOR LANDING

Side-facing UPVC double-glazed window, spindle balustrade continuing from the staircase, stairs rising to the second floor, and doors leading to:

BEDROOM ONE

A generous front-facing double bedroom with UPVC double-glazed window, television point, and a walk-in wardrobe fitted with hanging rails and shelving, ceiling fan.

BEDROOM TWO

A spacious rear-facing double bedroom with two UPVC double-glazed windows overlooking the rear garden and a useful recessed storage area, ceiling fan.



BEDROOM THREE

A front-facing bedroom with UPVC double-glazed window overlooking the frontage and a built-in over stairs storage cupboard with sliding doors and hanging rail. Houses Worcester Bosch combi-boiler, ceiling fan.

FAMILY BATHROOM

A beautifully appointed family bathroom with two side-facing obscure UPVC double-glazed windows. Fitted with a contemporary white suite comprising a double walk-in shower with glazed screen and rainfall shower head, panelled bath with tiled surround and recessed storage niche, vanity unit incorporating an inset wash hand basin with mixer tap and storage beneath, and a low-level WC. Finished with tiled flooring, heated towel rail, extractor fan, and recessed LED spotlights.

SECOND FLOOR LOFT ROOM

A versatile loft room offering excellent additional living space, with a rear-facing UPVC double-glazed window and side-facing roof window providing plenty of natural light. The room benefits from built-in eaves storage cupboards, power, lighting, and central heating, making it ideal as a home office, hobbies room, playroom, or occasional guest bedroom.

FRONTAGE AND DRIVEWAY

The property is approached via a driveway providing off-road parking.

GARAGE 17'9" x 7'2" (5.43m x 2.20m)

Wooden double doors, additional pedestrian door into the garden, window to the rear.

REAR GARDEN

The property enjoys a generous, enclosed rear garden offering an excellent space for families and outdoor entertaining. Gated side access also provides the potential for additional vehicle access to the rear driveway if required.

Immediately to the rear of the property is a paved patio, ideal for outdoor dining, leading onto a well-maintained lawn. A raised timber sleeper vegetable bed provides an excellent growing area, while a further patio seating area enjoys a pleasant position towards the rear of the garden.

The garden is enclosed by recently installed timber panel fencing and benefits from mature trees and established planting, creating a good degree of privacy and natural screening. A timber garden shed provides useful external storage.

DIRECTIONS

From the office proceed down Church Street and turn left onto Graham Road. Proceed along to the end of the road and at the traffic lights turn right heading towards Malvern Link. At the traffic lights on the crossroads, turn left into Richmond Road and right at the end into Church Road. No 70 can be found on the right hand side denoted by a For Sale board.





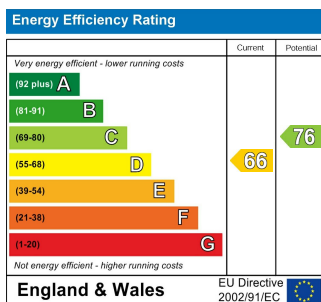
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets and curtains will remain and other items may be available by separate negotiation.

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: C

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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