Allan Morris
estate agents

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



5 Church Road, Malvern, WR14 1LS

£250,000

A semi-detached family home in a convenient location for access to primary and secondary schools, the mainline train station and local shops and facilities in Malvern Link. The property comprises:- porch and hall, through lounge, separate dining room, kitchen, utility, cloakroom, ground floor shower room ready for updating, three bedrooms, family bathroom, separate wc, off road parking for two vehicles and long garden at the rear. Benefitting from gas central heating and double glazing.







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PORCH
uPVC double glazed door and front aspect window, open to:

ENTRANCE HALL
With stairs to first floor, doors to:

LOUNGE
Front aspect and rear aspect double glazed windows, double radiator, door to kitchen.



DINING ROOM
Front aspect double glazed window, radiator, return door to kitchen.

KITCHEN
Rear aspect double glazed window, door to dining room, door to utility, fitted units to eye and base level with single drainer sink unit, four ring electric hob, oven under, filter hood over, washing machine, space for fridge freezer, double doors to understairs cupboard.



UTILITY
Side aspect opaque double glazed door, rear aspect double glazed window, space for appliances, venting for tumble dryer, doors to:

CLOAKROOM
Side aspect opaque double glazed window, WC, unit with wash basin.

SHOWER ROOM
Rear aspect opaque double glazed window, shower enclosure ready for updating.



FIRST FLOOR LANDING
Rear aspect double glazed window, built-in cupboard housing Worcester gas central heating boiler, shelving. Doors to:

BATHROOM
Rear aspect opaque double glazed window, wash basin with cupboard under, bath with shower over, tiled walls and floor, heated towel rail.



SEPARATE WC
Rear aspect opaque double glazed window, WC

BEDROOM ONE
Two front aspect double glazed windows with a view of the hills, radiator.

BEDROOM TWO
Front aspect double glazed window with a view of the Hills, radiator.

BEDROOM THREE
Rear aspect double glazed window.

OUTSIDE
To the front of the property is off road parking for two vehicles plus a path to the front door. At the rear of the house is a patio area, space at the side of the house for access, long garden with fenced boundaries., area at the end of the garden with greenhouse.

DIRECTIONS
From the office proceed along Worcester Road. Turn left at the traffic lights onto Newtown Road and and follow this to the Church of Ascension. Turn right here into Somers Park Avenue. Go straight across at the mini roundabout and No 5 Church Road is on the left hand side.

what3words









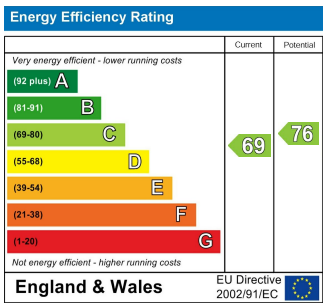


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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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, 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

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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