Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
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4 Albert Park Mews, Malvern, WR14 1HN

Price Guide £425,000

A deceptively spacious, modern end-of-terrace property situated in a quiet cul-de-sac in the heart of Malvern, on a private no-through road close to shops, amenities, transport links, and open common land. The property comprises an entrance hallway, a large open-plan sitting room with a dual aspect and fireplace, an inner hallway, WC, kitchen/dining room with integrated appliances, conservatory, first-floor landing, three bedrooms (one with en-suite), and an additional shower room. Outside, the property benefits from a wrap-around garden offering a high degree of privacy while remaining low maintenance, together with off-road parking and a single garage. The property is offered with no onward chain, and we highly recommend an early viewing to appreciate the desirable and sought-after location within this secluded and private setting.







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MAYFAIR OFFICE GROUP

4, Albert Park Mews, Malvern, WR14 1HN











LOCATION
Malvern is a thriving spa town, well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. Malvern Link railway station is only a 10-minute walk away.

The Malvern Hills, an Area of Outstanding Natural Beauty, are the dominant feature of the landscape. The town is also a renowned cultural centre, with an excellent theatre and cinema, leisure centre, swimming pool, and several sports clubs.

Malvern has very good shopping facilities; a Waitrose superstore is located in the town centre, and there is a wide range of independent retailers along the busy high street. More comprehensive facilities can be found in Cheltenham and the cathedral city of Worcester, which cater for most needs.

ENTRANCE HALL
Front door with obscured glass panel to the side opens to the entrance hall, with cloaks cupboard and radiator. Door to:

SITTING ROOM 19'9" x 13'7" (6.02m x 4.16m)
Dual aspect, with two large front-facing double-glazed windows and two side-facing double-glazed windows. A staircase with wooden spindle banister leads to the first floor. Two radiators, feature fireplace with gas point and electric fire with marble hearth, television point, satellite television point, telephone and broadband point. Door to:

HALLWAY
Tiled floor, electric consumer unit, door to:

WC
Low-level WC, wall mounted wash hand basin, radiator, tile floor, extractor fan.

KITCHEN DINING ROOM 13'3" x 19'8" (4.04m x 6.00m)
Good size kitchen dining room, with a fully fitted kitchen, a range of eye and base level units, extensive worktops with small granite breakfast bar, integrated Neff electric oven, integrated Neff gas hob with extractor hood over, inset stainless steel sink and drainer unit, integrated dishwasher, integrated fridge and freezer, tiled floor, concealed and wall mounted Worcester gas boiler, serving the domestic hot water and central heating, radiator, space for dining table and chairs, double doors and uPVC single door open to;

CONSERVATORY 8'7" x 10'3" (2.63m x 3.14m)
Low brick wall and uPVC construction with a double-glazed glass roof, wood-effect flooring, electric heater, power and light. Door opens to the rear garden.

FIRST FLOOR - LANDING
With wooden spindle banister, radiator, airing cupboard housing hot water tank and doors to:

BEDROOM ONE 12'7" x 12'11" (3.84m x 3.96m)
Front facing with two uPVC double glazed windows overlooking the frontage, range of bedroom storage including wardrobes and shelving, radiator, television and satellite television points, door to:

EN-SUITE BATHROOM 7'9" x 6'3" (2.37m x 1.93m)
Front-facing with obscured uPVC double-glazed window, panel bath with electric shower over and tiled surround, low-level WC, vanity unit with inset sink and storage below, heated towel rail, spotlighting.

BEDROOM TWO 9'6" x 14'3" max (2.90m x 4.36m max)
Side facing with uPVC bay window overlooking the cul-de-sac, built-in wardrobes and storage, access to loft space, radiator.

BEDROOM THREE 10'7" x 10'11" (3.23m x 3.33m)
Dual aspect with side and two rear facing uPVC double glazed windows, radiator, range of fitted bedroom/study storage with low-level cupboards, wooden desk and wall mounted shelving, broadband connection points.

SHOWER ROOM 10'4" x 8'5" (3.16m x 2.58m)
Rear-facing with obscured uPVC double-glazed window, fitted storage and shelving, large double walk-in shower with glass screen and mixer shower over, vanity units with inset sink and storage below, low-level WC, heated towel rail.

GARDENS
The property is approached via a private road leading to a number of properties within Albert Park Mews. As the road is privately owned, there is an annual maintenance charge payable via a small residents' management company. Parking for the property is located in front of the garage, which is situated in a block to the right-hand side of the property and numbered four, with a gravel driveway providing additional parking to the fore. The garage has a metal up-and-over door and a pedestrian door to the rear, allowing easy access to the house. The gardens encompass the front, side, and rear of the property. The front garden is mainly laid to lawn with a path leading to the front door and established shrub planting. The side and rear gardens are laid to block-paved patio seating areas with additional shrub borders, enclosed by fencing with gated rear access and a timber garden shed. Outside tap.

DIRECTIONS
From Great Malvern, proceed along Worcester Road towards Malvern Link. Continue straight over the traffic lights at Link Top and straight over again at the second set of traffic lights, then take the first turning on the left into Albert Park Road. Turn right into Albert Park Mews, where the property can be found as the fourth property on the left-hand side, indicated by the agent's For Sale board. For more details, please contact our Malvern office on 01684 561411.

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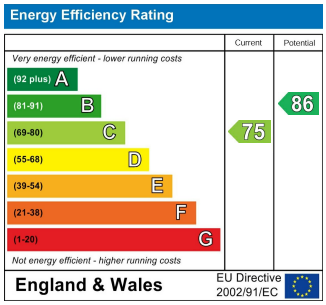






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TENURE: We understand the property to be freehold, but this should be confirmed by your solicitor.

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 (01684 862151). At the time of marketing, the Council Tax Band is TBC.

AGENTS NOTE: The property is situated on a private road, and there is an annual maintenance charge payable via a small residents' management company.

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to provide two forms of identification for each individual, together with 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. Further information or guidance is available upon request.

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