



April Cottage
50 Longridge Road
Malvern
Worcestershire WR14 3JB

Philip Laney & Jolly

April Cottage, 50 Longridge Road, Malvern, Worcestershire

April Cottage is a well presented semi detached cottage enjoying a splendid position adjoining common land benefiting from pleasant open views to the front, and to the side towards the Malvern Hills. The property stands in a well stocked cottage garden and there is provision for off road parking. The accommodation briefly comprises: Entrance Porch, Dining Hall, Living Room, Kitchen, Bathroom, Four Bedrooms and Wash Room and WC. The property is predominantly double glazed and there is gas central heating. Viewing is thoroughly recommended to appreciate the accommodation on offer and its location.

Glazed porch with part-glazed door, leading into:

DINING ROOM

12'10" x 11'0" (3.91m x 3.61m) With UPVC window to the front aspect, radiator, door to under stairs storage cupboard, stairs to first floor.

Connecting the Dining Room and Kitchen is a hallway with larder off, part-glazed door leading to the rear porch with further door providing access to the rear garden.

SITTING ROOM

11'9" x 9'10" (3.58m x 3.0m) Having a brick built fireplace with tiled hearth having an open fire, double glazed window to the front aspect providing pleasant views.

KITCHEN/BREAKFAST

14'2" x 6'11" (4.32m x 2.11m) Comprehensively fitted with a range of matching units including inset bowl and half sink with hot and cold mixer tap, work surfaces to side, base drawers and cupboards, inset electric oven, four ring electric hob, wall mounted storage cupboards extractor fan, space and plumbing for dishwasher, breakfast bar, radiator, UPVC window to the rear aspect, tiled effect flooring, doorway to lobby with space and plumbing for automatic washing machine, wall mounted Worcester boiler, door to:

BATHROOM

Fitted with a white suite consisting of a panelled corner bath with electric shower over, low level WC,

pedestal wash hand basin, heated towel rail, radiator, window to the rear aspect wall mounted electric heater, extractor fan.

FIRST FLOOR

LANDING

With doors to all bedrooms and door to

WASH ROOM AND WC

Fitted with a low level WC, pedestal wash hand basin, UPVC window to the rear aspect, radiator.

BEDROOM 1

11'9" x 9'11" (3.58m x 3.02m) With double glazed window to the front providing pleasant views over adjoining common land, radiator, wash hand basin set into vanity unit with cupboard under, cupboard with hanging rail and shelf.



BEDROOM 2

11'8" x 9'9" (3.56m x 2.97m) With double glazed window to the front providing pleasant views over adjoining common land, radiator, wash hand basin set into vanity unit with cupboard under and door to wardrobe with hanging rail.



BEDROOM 3

9'1" x 7'0" (2.77m x 2.13m) UPVC window to the rear aspect, radiator under, two wall lights, door to storage cupboard.

BEDROOM 4

8'3" x 7'0" (2.51m x 2.13m) UPVC window to the rear aspect, radiator, wall lights.

OUTSIDE

Front

The property has a gravelled driveway providing off-road parking. The front garden is laid to lawn with mature shrub and flower border. There is a patio seating area adjoining the front of the house and the property enjoys a very pleasant outlook over Poolbrook Common.

Rear

Immediately adjoining the rear of the house is paved patio area that leads to a lawned garden having shrub and flower border. The garden enjoys a good degree of privacy and views towards the Malvern Hills.

SERVICES

Mains Electricity, Water, Gas and Drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services or any of the appliances and cannot therefore confirm that they are free from defects or in working order.

TENURE

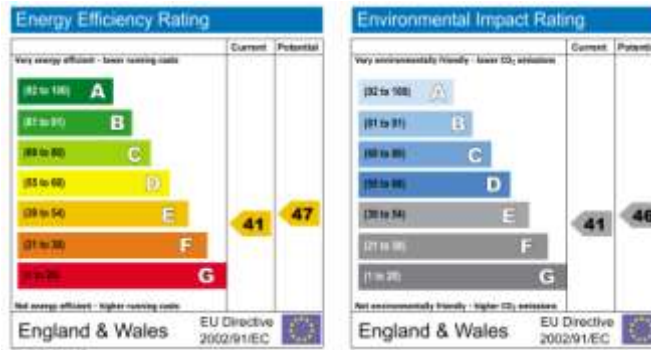
We understand (subject to legal verification) that the property is Freehold.

VIEWING

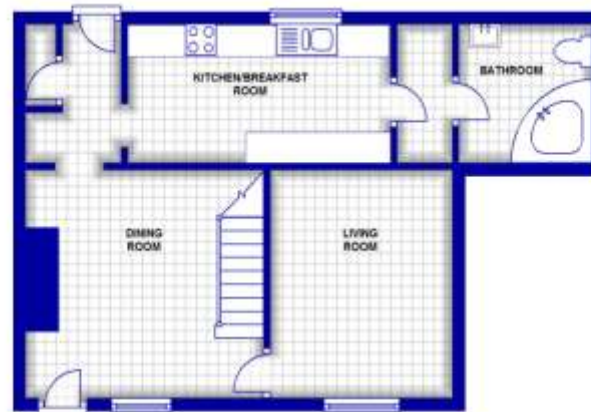
Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

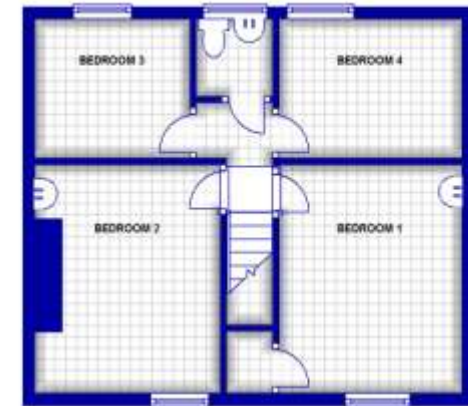
From our office in Worcester Road proceed along Church Street and continue to Barnards Green. At the roundabout take the third exit and follow this road past the shops and turn right onto Poolbrook Road. Continue on this road and turn right at the beginning of Poolbrook Common onto Longridge Road and the property can be found on the right.



GROUND FLOOR
APPROX 107'0" x 53'0" FEET



FIRST FLOOR
APPROX 145'0" x 53'0" FEET



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

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