



High Tree House
4 Cromwell Road
Powick
Worcestershire WR2 4QJ

Philip Laney & Jolly

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A well presented modern detached family home offering deceptively spacious accommodation within a sought after residential development built approximately 15 years ago by Bovis Homes who used reclaimed bricks from former hospital buildings that used to occupy the site. The village of Powick is conveniently located for access to Malvern, Worcester and the M5 motorway at junction 7, the village also benefits from a public house, Chinese restaurant and well respected Primary School. The accommodation is worthy of an internal inspection to appreciate fully and briefly comprises of Entrance Hall, Refitted Kitchen/Breakfast Room, Sitting Room, Dining Room, Conservatory, Four Bedrooms (Master with En-Suite), Family Bathroom, Shower Room & Study Area, Pleasant Gardens, Block Paved Driveway, Garage.

Part glazed entrance door leading into

ENTRANCE HALL

With stairs to the first floor, door to storage cupboard, radiator, tiled floor, multi paned glazed door leading into

BREAKFAST/KITCHEN

18'10" x 9'6" (5.74m x 2.90m) Comprehensively fitted with a range of hand painted units including two inset ceramic sinks with hot and cold mixer tap, granite work surface to side, base drawers and cupboards, Britannia range style gas cooker with extractor fan over, matching wall mounted storage cupboards, wall mounted gas boiler, tiled splashbacks window to the front aspect, integral fridge/freezer, built in wine rack and display cupboards, two radiators, integral dishwasher, tiled floor, inset spotlights, ample space for table and chairs, stable door leading to the rear garden, sliding patio doors to the rear, archway to

LIVING ROOM

18'10" x 11'0" (5.74m x 3.35m) Having a brick built fireplace housing coal effect living flame gas fire, tiled hearth and display shelving, window to the front aspect, two radiators, three wall lights, beams to ceiling, multi-paned glazed door leading to lobby area with radiator, window to the side and door to

CLOAKROOM

Having a low level WC, wash hand basin, radiator, extractor fan.

DINING ROOM

12'0" x 11'0" (3.66m x 3.35m) With polished wooden floor, window to the side aspect, two radiators, archway to conservatory and door to storage cupboard housing a second wall mounted gas boiler, window to the side aspect.

CONSERVATORY

16'10" x 10'2" (5.13m x 3.10m) Of hardwood construction with dwarf brick wall, three radiators, continuation of polished wooden flooring, light/ceiling fan, two wall lights and double opening doors to the rear garden.

FIRST FLOOR LANDING

With window to the front, radiator, door to airing cupboard with factory lagged cylinder and slatted shelves.

BEDROOM 1

11'6" x 11' (3.51m x 3.35m). With window to the front aspect, radiator under, archway to dressing area having built in wardrobes and door to

EN-SUITE SHOWER ROOM

Fitted with a corner shower cubicle having an electric shower, low level WC, pedestal wash hand basin, tiled splash back and floor, light/shaver unit, radiator, extractor fan inset spotlights, window to the rear aspect.

BEDROOM 2

11'10" x 6'8" (3.61m x 2.03m). Window to the rear aspect, radiator.

BEDROOM 3

9'4" x 9'2" (2.84m x 2.79m). Window to the rear aspect, radiator, built in double wardrobes.

FAMILY BATHROOM

Having a refitted white suite consisting of a panelled whirlpool bath with hot and cold mixer tap and shower attachment, basin set into vanity unit with cupboard under, low level WC, bidet, tiled splash backs, chrome heated towel rail, window to the front aspect, inset spotlights, extractor fan, Stairs from the first floor landing lead up to the

SECOND FLOOR LANDING/STUDY AREA

11'8" x 9'10" (3.56m x 3.0m) Fitted with an electric heater, velux window to the front providing pleasant views, doors to

SHOWER ROOM

Fitted with a white suite consisting of a shower cubicle with electric shower over, low level WC, pedestal wash hand basin, tiled floor, light/shaver unit, extractor fan.

BEDROOM 4

11'10" x 9'10" (3.61m x 3.0m). With velux window to the front and rear aspects, electric heater, two wall lights, some restricted head height.

OUTSIDE

Front

The property is approached, initially over a shared driveway leading to a parking area and GARAGE which has an up and over door, light and power. The front garden is laid to lawn and has a mature hedgerow providing privacy. A path leads to the front door.

Rear

Immediately adjacent the rear of the property is a brick paved patio which leads to a lawn with circular seating area. The lawn is surrounded by mature shrub and flower borders and there is a timber arbour. There is outside lighting and water supply.



SERVICES

Mains Electricity, Gas, Water 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

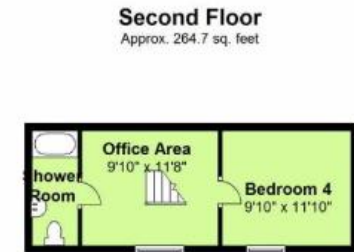
We are advised (subject to legal verification) that the property is freehold.

VIEWING

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

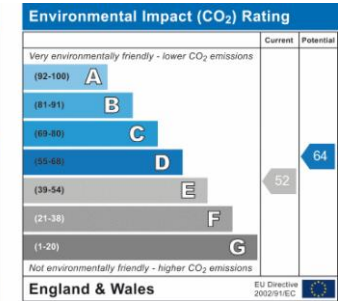
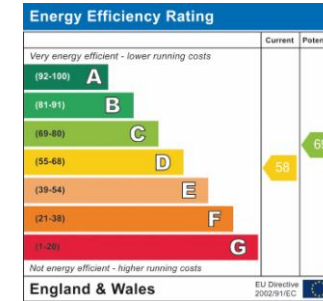
DIRECTIONS

From Malvern proceed along the A449 in the direction of Worcester. At the traffic lights on the A449 just past Bowling Green Garage turn right into Hospital Lane, then 2nd right into Cromwell Road, the property can be found almost immediately on the right as indicated by our For Sale board.



Total area: approx. 1646.4 sq. feet

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Vibrant Energy Matters. Plan produced using The Mobile Agent.



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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