



5 Hillstone Court  
Victoria Road  
Malvern  
Worcestershire WR14 2TE

Philip Laney & Jolly

## 5 Hillstone Court, Victoria Road, Malvern, Worcestershire WR14 2TE

An attractive, deceptively spacious Mews Cottage enjoying a lovely setting in an exclusive peaceful development of similar style properties within this sought after area, being well placed for access to Great Malvern. The extremely well presented accommodation briefly comprises: Entrance Hall, Shower Room, Living/Dining Room, Kitchen/Breakfast Room, Two Double Bedrooms (Both with En Suite), Easily maintained gardens, Allocated Parking, Garage, Pleasant communal gardens. The property also benefits from Gas Central Heating and Double Glazing. We thoroughly recommend an internal inspection of the property to appreciate the accommodation on offer.

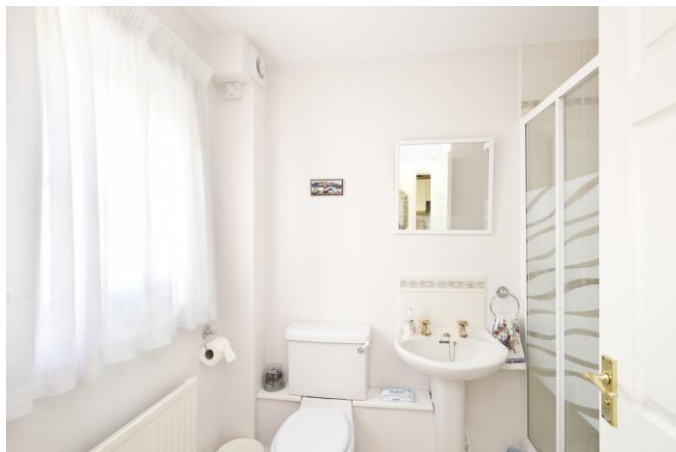
Part glazed Front Door leading into:

### ENTRANCE HALL

With stairs rising to the first floor, radiator, door to understairs storage cupboard, doors to storage cupboard, door to:

### SHOWER ROOM

Fitted with a white suite consisting of a low level WC, pedestal wash hand basin, corner shower cubicle with electric shower over, tiled splashbacks, radiator, wooden effect flooring, window to the front aspect, extractor fan.



### KITCHEN

12'11" x 8'8" (3.94m x 2.64m). Comprehensively fitted with a range of matching units including inset stainless steel bowl and half sink with hot and cold mixer tap, base drawers and cupboards, worksurface over, inset electric double oven and 4 ring gas hob over, matching wall mounted storage cupboards, extractor fan, tiled splashbacks, space and plumbing for automatic washing machine, integral fridge and freezer, wall mounted Worcester boiler, wooden effect flooring, window to the front aspect, ample space for table and chairs.

### LIVING/DINING ROOM

18'6" x 16'9" max (5.64m x 5.11m max). With moulded fire surround with coal effect gas fire, marble inset and hearth, two radiators, window to the rear aspect, double opening doors leading to the rear garden, two ceiling light points and two wall light points.

### FIRST FLOOR

### LANDING

With door to airing cupboard, doors to:

### MASTER BEDROOM

14'5" x 11'11" (4.39m x 3.63m). With built in double wardrobe, window to the rear aspect, radiator under, further built in wardrobe and storage cupboard, access hatch to roof space, door to:

### ENSUITE SHOWER ROOM

Fitted with a white suite consisting of a corner shower cubicle with electric shower over, low level WC, pedestal wash hand basin, bidet, radiator, tiled splash backs, window to the rear aspect, light/shaver unit, extractor fan.



## BEDROOM 2

12'5" x 11'0" (3.78m x 3.35m). With window to the front aspect overlooking garden, radiator under, built in wardrobe, door to:



## ENSUITE BATHROOM

Having a panelled bath with telephone style hot and cold mixer tap with shower attachment, low level WC, pedestal wash hand basin, radiator, window to the front aspect, light/shaver unit, extractor fan.

## OUTSIDE

### Front

The front garden has been gravelled with a mature hedge and path leading to the front door. The residents of Hillstone Court overlook attractive communal gardens to the front which are laid to lawn with mature flower borders providing a very pleasant setting.



### Rear

Immediately adjacent to the rear of the house is a paved patio which leads onto a gravelled area providing ease of maintenance. There is a timber garden shed, rear pedestrian access, an outside tap and light.

The property benefits from an allocated parking space.

## GARAGE

18'4" x 9'5" (6.59m x 2.87m). With up and over door.

## 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 understand (subject to legal verification) that the property is freehold.

## VIEWING

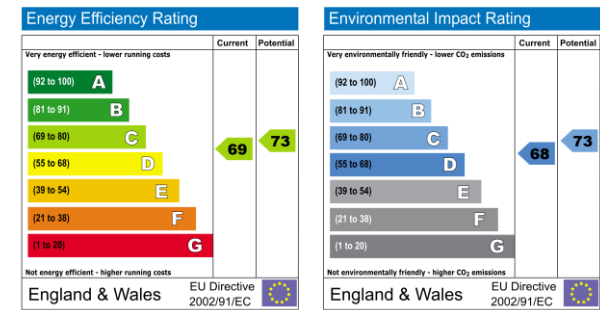
Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## DIRECTIONS

From our office turn right and turn left into Church Street, continuing straight on at the traffic lights, take the 2<sup>nd</sup> turning into Victoria Road and the entrance to Hillstone Court can be found on the left.



Total area: approx. 1073.7 sq. feet  
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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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21 Worcester Road Great Malvern Worcestershire WR14 4QY

Tel: 01684 575100



