



Moorland Cottage
Jubilee Drive
Upper Colwall
Worcestershire WR13 6DQ

Philip Laney & Jolly

Moorland Cottage, Jubilee Drive, Upper Colwall, Worcestershire WR13 6DQ

An extended and beautifully well presented semi detached three bedroom property located in Upper Colwall close to Malvern Hills footpaths. The accommodation comprises: Refitted Kitchen Breakfast Room, Sitting Room, Dining Room/Family Room, Conservatory, Cloakroom, Two first floor bedrooms, Dressing Room/Study, Bathroom, Second Floor Bedroom, Gas Central Heating, Double Glazing, Garage, Off-Road Parking for several vehicles, Terraced Rear Gardens.

CONSERVATORY

16'1" x 6'4" (4.89m x 1.93m). Having a UPVC double glazed door with two wall light points, ceiling lights, double radiator, tiled floor, archway to Breakfast/Kitchen, doors to garage and cloakroom, double glass panelled doors to

SITTING ROOM

20'9" X 13'9" maximum (6.33m x 4.18m). Having a feature cast iron open fire with wooden surround, tiled hearth and sides, storage cupboard and shelving to chimney recess, double glazed windows to the front aspect, two ceiling light points, double and single radiators.

KITCHEN/BREAKFAST ROOM

12'7" x 11'6" (3.83m x 3.51m). A comprehensively fitted range of cupboards, granite worksurfaces over with an inset Armitage Shanks Belfast sink having hot and cold mixer taps over and grooved granite drainer, matching glass display cupboards, tiled surround, fitted gas fired Aga, integral dishwasher, central matching island with granite breakfast bar, built in pantry with shelving, tiled floor, door to

DINING ROOM

12'11" x 11'8" (3.93m x 3.55m). Double glazed windows, two ceiling light points, double radiator, wooden laminate flooring, staircase to first floor.

CLOAKROOM

Double glazed window to the rear aspect, pedestal wash hand basin with light over, low level WC, ceiling light point, double radiator, tiled floor.

FIRST FLOOR LANDING

Ceiling light point, smoke alarm, stairs to second floor, doors to

BEDROOM 1

11'8" x 11'0" (3.55m x 3.35m). Double glazed window to the front aspect with pleasant views, ceiling light point, single radiator.



BEDROOM 2

13'9" x 8'2" (4.2m x 2.5m). Double glazed window to the

front aspect with pleasant views, ceiling light point, single radiator.

STUDY/DRESSING ROOM

11'7" x 7'7" max (3.54m x 2.3m max). Double glazed window to the side aspect, ceiling light point, door to

BATHROOM

Refitted white suite consisting of a panelled bath with shower over, pedestal wash hand basin, low level WC, fitted double storage cupboard with shelving, boiler cupboard with wall mounted Worcester boiler and slatted shelving, heated chrome towel rail, double glazed window to the side aspect, ceiling light point.



STAIRS RISING TO SECOND FLOOR

BEDROOM 3

16'0" x 11'11" (4.88m x 3.64m). Double glazed window to the side aspect with views towards the Malvern Hills, front facing double glazed velux window, ceiling light point, double radiator, some restricted head height.



OUTSIDE

The property is approached via double wooden gates leading to a block paved driveway. Having shrub and flower borders bordered by low hedge to front and side. Steps from driveway lead to an attractive terraced rear garden with a paved and decked seating area with picket fencing and a further terrace providing a lawned area with greenhouse and vegetable plot, children's play area. The garden enjoys far reaching views over surrounding countryside and to the Malvern Hills.

GARAGE

16'5" x 11'0" (5.0m x 3.36m). Two double opening doors with power and electric, space and plumbing for automatic washing machine, sink with mixer taps, glazed door to rear garden.

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 and cannot therefore confirm that these are free from defects or in working order.

TENURE

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

COUNCIL TAX BAND - D

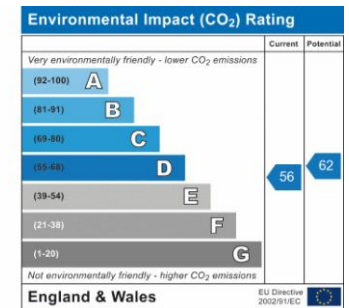
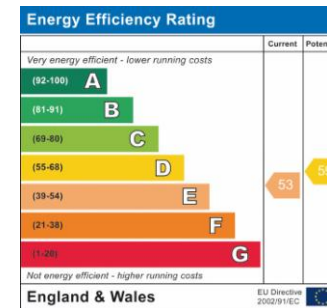
Purchasers are advised to confirm this with Malvern Hills District Council.

VIEWINGS

Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

DIRECTIONS

From the agents offices in Great Malvern proceed right onto the Wells Road, proceed for some distance taking the first right hand turn into Wyche Road. Continue up the hill through the Wyche Cutting, taking the first turning left into Jubilee Drive. After a short distance, Moorland Cottage can be found on the left hand side as indicated by our for sale board.



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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