

Philip Laney & Jolly



The Old Police Station, 113 Pound Bank Road, Worcestershire WR14 2NZ

- Semi Detached Family House
- Living Room, Dining Room
- Kitchen, Utility, Cloakroom
- Three Bedrooms, Bathroom
- Gas Central Heating, Double Glazing
- Driveway, Garage, Good sized gardens

Price Guide: £189,950

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The Old Police Station, 113 Pound Bank Road, Malvern, Worcestershire

LOCATION/DESCRIPTION

A semi detached house offering spacious accommodation ideal for family use and benefits from a large rear gardens, together with generous off road parking. The accommodation briefly comprises of Living Room, Dining Room, Kitchen, Utility Room, Cloakroom, Three Bedrooms, Bathroom, Generous sized gardens, Garage and driveway.

UPVC entrance door with windows to side leading to:

ENTRANCE HALL

With doors to storage cupboards, single radiator, stairs to the first floor, doors to:

LIVING ROOM

15'0" x 10'8" (4.57m x 3.25m) Having a polished wooden fire surround and coal effect gas fire with marble inset and hearth, 2 radiators, 2 windows to the rear aspect, further window to the side, coved ceiling, ceiling light point.

DINING ROOM

11'10" x 9'3" (3.61m x 2.82m) With wood effect laminate flooring, radiator, sliding patio doors to providing access to the rear garden, coved and artexed ceiling.

KITCHEN

13'8" x 9'4" (4.17m x 2.84m) Comprehensively fitted with a range of mahogany units incorporating inset stainless steel sink with base drawers and cupboards under, marble effect work surfaces over, tiled splash backs, windows to the side and front aspects, space and point for electric cooker, wall mounted Potterton gas boiler, radiator, breakfast bar and matching wall mounted storage cupboards, wood effect laminate flooring, door to:

UTILITY ROOM

6'5" x 5'9" (1.96m x 1.75m) With space and plumbing for automatic washing machine, further appliance, work surface over, wall mounted storage cupboard, UPVC door and window to the side aspect, wood effect laminate flooring, door to:

CLOAKROOM

With continuation of laminate flooring, low level WC, window to the rear aspect.

FIRST FLOOR LANDING

With window to the front aspect, access hatch to roof space door to:

BEDROOM 1

14'10" x 10'0" (4.52 x 3.05m). With windows to rear and side aspects, radiator, coved and artexed ceiling, ceiling light point.

BEDROOM 2

10'0" x 11'8" (3.05m x 3.56m). With windows to the front and rear aspects, radiator.

BEDROOM 3

9'4" x 8'4" (2.84m x 2.54m). Window to front aspect, radiator.

BATHROOM

Fitted with a white suite comprising of a panelled bath with electric shower over, wash hand basin, low level WC, tiled effect flooring, tiled walls, window to side aspect, radiator, door to airing cupboard.

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.

OUTSIDE

Front

The property is approached over a concrete driveway providing off road parking. The front garden has been laid to gravel and a pathway leads to the front door. The driveway leads to a concrete garage with up and over door, a gate to the side gives access to the rear.

Rear

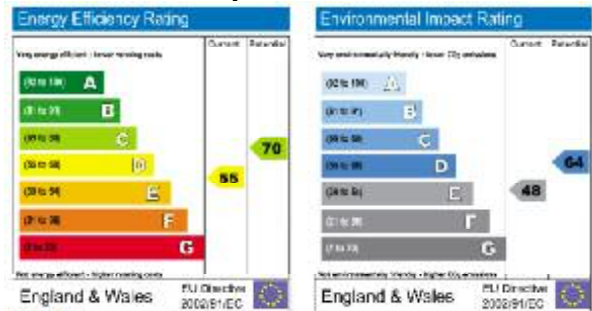
Adjoining the rear of the property is a paved patio area which leads to a further patio and extensive lawned area having mature shrub and flower borders. At the far end of the garden is a gravelled area and there are two timber built garden sheds, the whole garden is enclosed by panelled fencing.

TENURE

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

DIRECTIONS

From the agents offices in Great Malvern proceed down Church Street, through the traffic lights and down to Barnards Green Island. Take the third exit off the island and continue through the shopping centre, turning left into Pound Bank Road, the property will be found after some distance on the left as indicated by the For Sale board.



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