



49 Quest Hills Road
Malvern
Worcestershire
WR14 1RL

Philip Laney & Jolly

49 Quest Hills Road, Malvern, Worcestershire WR14 1RL

A well presented Victorian Semi Detached House offering deceptively spacious accommodation set over four floors, refurbished to a high standard throughout and offering: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Cellar, Three Double Bedrooms, Spacious Bathroom with separate shower cubicle, Easily maintained gardens, Off road parking, Gas Central Heating, Double Glazing. Viewing thoroughly recommended to appreciate the accommodation on offer.

ENTRANCE HALL

With wood effect laminate flooring, stairs to first floor, door to

CLOAKROOM

Fitted with a white suite consisting of a low level WC, wash hand basin with storage cupboard under, wood effect laminate flooring, chrome heated towel rail, extractor fan, tiled splashbacks.

SITTING ROOM

13'10" x 11'11" (4.22m x 3.63m). With double glazed window to the front aspect, double radiator, cast iron fireplace with stone effect hearth, built in storage cupboards, coved ceiling and ceiling light point.

DINING ROOM

11'3" x 10'6" (3.40m x 3.20m). With double glazed window to the rear, double radiator, wood effect laminate flooring, built in storage cupboard, coved ceiling and ceiling light point.

KITCHEN/BREAKFAST ROOM

12'1" x 10'11" (3.68m x 3.33m). Comprehensively fitted with a range of matching units including bowl and half sink with hot and cold mixer tap, base drawers and cupboards, worksurface over, space and point for gas cooker, matching range of wall mounted storage cupboards, tiled splashbacks, wall mounted gas boiler, space and plumbing for automatic washing machine and dishwasher, double glazed window to the rear, UPVC part glazed door to the rear aspect, ample space for table and chairs, tiled effect flooring, understairs storage cupboard. Door to Cellar.

FIRST FLOOR LANDING

With double vertical radiator, stairs to second floor, door to

BEDROOM 1

13'10" x 12'2" (4.22m x 3.71m). Double glazed window to the front aspect, double radiator under, door to storage cupboard with shelving.

BATHROOM

A spacious bathroom having a refitted white suite consisting of a panelled bath with hot and cold mixer tap and shower attachment, low level WC, pedestal wash hand basin, tiled splashbacks, corner glazed shower cubicle with thermostatically controlled corner shower, double radiator, extractor fan, wood effect flooring, double glazed window to the rear aspect, door to storage cupboard with shelving.



SECOND FLOOR

BEDROOM 2

14'11" x 9'8" (3.00m x 2.95m) With velux window to the rear aspect, telephone point, double radiator, door to storage cupboards.

BEDROOM 3

13'10" x 12'0" (4.22m x 3.66m) With window to the front aspect, radiator under, exposed ceiling beams.



OUTSIDE FRONT

The property has a block paved driveway providing off road parking for one car, a path leads to provide access to the front door and pedestrian gated access to the rear garden. There is outside courtesy lighting.

REAR

Adjacent to the rear of the house is a paved patio area that leads to a lawn with mature shrub and flower borders. There is an outside light and tap.



TENURE

We understand that the property is Freehold, however, this should be confirmed by a prospective purchaser's solicitor.

SERVICES

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

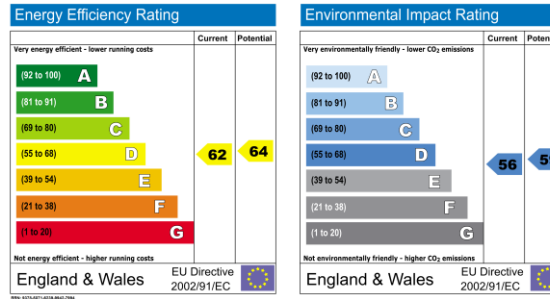
VIEWINGS

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 our office on Worcester Road proceed left towards Worcester through the first set of traffic lights and at the fire

station take the immediate left into Howsell Road. Take the second left turning into Quest Hills Road and the property will be found on the right as indicated by the For Sale board.

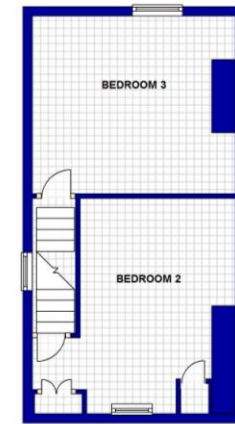
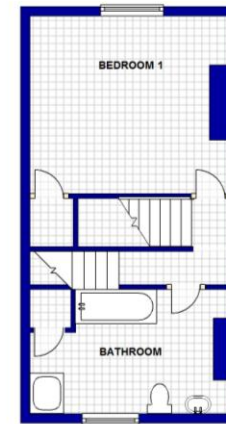
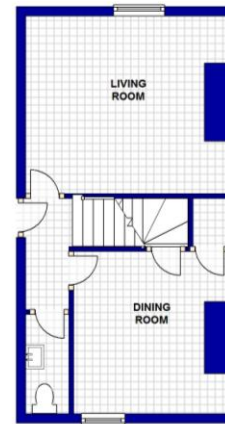


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



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.

P398 Printed by Ravensworth 0870 112 5306

