



18 Russell Close
Powick
Worcestershire WR2 4QE

Philip Laney & Jolly

18 Russell Close, Powick, Worcestershire WR2 4QE

A well presented detached house situated on the edge of the sought after Byrons Wood development within the popular village of Powick. The property is well placed for access to Malvern, Worcester and the M5 motorway at junction 7, the village of Powick also benefits from two public houses, a Chinese restaurant and well respected Primary School that has just been awarded an outstanding ofsted report. The property was built approximately 16 years ago by Bovis Homes and has been enhanced with the addition of a sizeable conservatory and enjoys pleasant views to the rear aspect over adjoining countryside. The accommodation comprises: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Conservatory, Master bedroom with Ensuite, Three further bedrooms, Family Bathroom, Garage, Driveway, Gardens to the front and rear. The property is offered for sale with no chain.

COVERED ENTRANCE PORCH

With courtesy light, part glazed front door leading into

ENTRANCE HALL

With radiator, telephone point, stairs to first floor, door to

CLOAKROOM

Fitted with a low level WC, wash hand basin, tiled splashbacks, radiator, window to the front aspect.

SITTING ROOM

14'3" x 10'6" (4.34m x 3.20m). With polished wooden fire surround and marble hearth, gas point, window to the front aspect, radiator under. TV aerial point, three wall lights, two radiators, archway to

DINING ROOM

9'0" x 9'0" (2.74m x 2.74m). With radiator, two wall lights, sliding patio doors leading to conservatory and door to



KITCHEN/BREAKFAST ROOM

11'5" x 8'11" (3.48m x 2.72m) Fitted with a range of matching units including inset bowl and a half stainless steel sink with hot and cold mixer tap, base drawers and cupboards, worksurface over, inset 4 ring gas hob, extractor fan, built in electric double oven, matching wall mounted storage cupboards, tiled splashbacks, window to the rear aspect, space and plumbing for dishwasher, four ceiling spotlights, door to understairs storage cupboard, radiator, arch to

UTILITY ROOM

9'0" x 5'3" (2.74m x 1.60m). Fitted with a stainless steel sink with hot and cold mixer tap, worksurface to side, base cupboards, space and plumbing for automatic washing machine, wall mounted storage cupboards, tiled splashbacks, window to the side aspect, wall mounted gas boiler and timer control, radiator, door to garage and part glazed door to

CONSERVATORY

26'6" x 9'6" (8.08m x 2.90m). Of UVPC construction with double opening doors leading to the rear garden and further glazed door to the side, fitted vertical and ceiling blinds.



FIRST FLOOR

LANDING

With access hatch to roof space, radiator, door to airing cupboard with factory lagged hot water cylinder and slatted shelving.

BEDROOM 1

11'2" x 10'9" (3.40m x 3.28m). With window to the front, built in double wardrobe, radiator, door to

EN-SUITE

Having a walk in shower cubicle with electric shower over, low level WC, pedestal wash hand basin, tiled splash backs, radiator and extractor.

BEDROOM 2

10'8" x 10'0" (3.25m x 3.05m). With window to the rear aspect providing pleasant views, radiator under, built in double wardrobe.

BEDROOM 3

12'7" x 8'1" (3.84m x 2.46m). Window to the front aspect, radiator.

BEDROOM 4

7'7" x 7'1" (2.31m x 2.16m). With window to the rear aspect enjoying views over adjacent fields, radiator.

BATHROOM

Fitted with a matching suite consisting of a panelled bath, low level WC, pedestal wash hand basin, tiled splash backs, extractor fan, Velux window to the rear aspect.

OUTSIDE

Front

The property is approached over a tarmac driveway providing off-road parking, leading to the integral garage. The front garden is laid to lawn with mature shrub borders and is screened from the road by a mature hedge. Gated access is provided to the rear garden.

Rear

The rear garden is laid to lawn with mature shrub and flower borders. There is a timber garden shed and the whole garden is enclosed by panel fencing.

GARAGE

16'9" x 8'3" (5.11m x 2.51m). With up and over door, light and power.

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

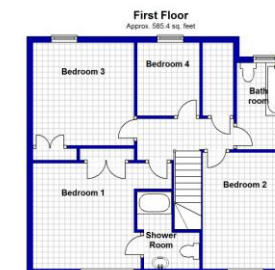
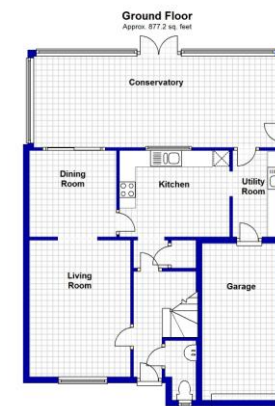
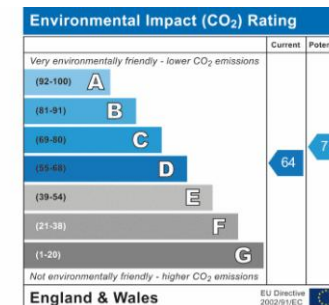
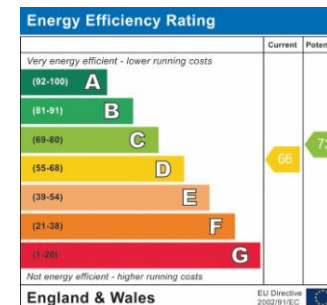
We are advised (subject to legal verification) that the property is freehold.

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 first right into King Charles Avenue, take the next right into Russell Close, at the T junction turn right and the property can be seen immediately on the left as indicated by our For Sale board.



Total area: approx. 1462.6 sq. feet

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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