



South Dalvey  
46 Priory Road  
Malvern  
Worcestershire WR14 3DB

Price Guide: £184,995

Philip Laney & Jolly

## South Dalvey, 46 Priory Road, Malvern, Worcestershire WR14 3DB

A well presented ground floor apartment located within a sought after residential location superbly placed for access to Great Malvern Town Centre, Railway Station and Theatre. South Dalvey offers spacious character accommodation with far reaching views to the rear and towards the Malvern Hills to the front. The property also benefits from an allocated parking space and its own garden area, the accommodation comprises: Entrance Hall, Kitchen/Breakfast Room, Living/Dining Room, Two Bedrooms (Master with En-Suite), Bathroom, Gas Central Heating, Parking, Pleasant Gardens.

Part glazed double doors leading into

### ENTRANCE PORCH

With tiled flooring, part glazed door to

### ENTRANCE HALL

With radiator, storage cupboard, doors to

### KITCHEN/BREAKFAST ROOM

16'8" x 13'7" (5.08m x 4.14m) Fitted with a range of matching units including inset bowl and half stainless steel sink with hot and cold mixer tap, base drawers and cupboards, worksurface over, matching wall mounted storage cupboards, built in electric cooker and gas hob, extractor fan over, two radiators, space and plumbing for automatic washing machine, window on two aspects providing pleasant views towards the Malvern Hills, built in airing cupboard with lagged hot water cylinder.

### LIVING ROOM

21'7" x 15'9" (6.58m x 4.80m) An impressive room having a moulded fire surround housing an electric coal effect fire, three windows to the rear and side aspects, radiators, picture rail and two ceiling light points. Door to



### INNER HALL

With doors to

### BEDROOM 1

11'5" x 10'3" (3.48m x 3.12m) With sash window to the rear aspect having secondary glazing, radiator, built in wardrobe, door to

### EN-SUITE SHOWER ROOM

Fitted with a white suite consisting of a corner shower cubicle with electric shower over, pedestal wash hand basin, low level WC, radiator, tiled splashbacks, lights/shaver unit, window to the side aspect.

### BEDROOM 2

11'5" x 7'10" (3.48m x 2.39m). With sash window to the rear aspect having secondary glazing, radiator, built in wardrobe.



## BATHROOM

Fitted with an easy access bath, low level WC, pedestal wash hand basin, radiator, tiled splashback, extractor fan, light/shaver unit, window to the side aspect.



## 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 leasehold.

## VIEWINGS

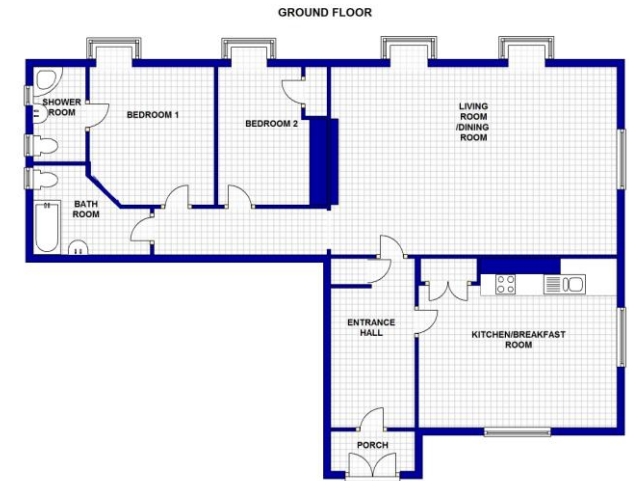
Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

## DIRECTIONS

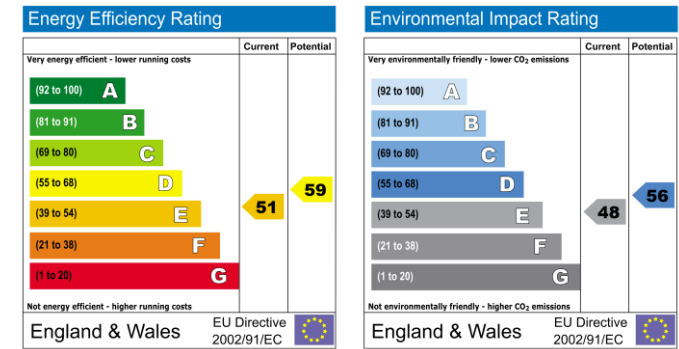
From the Agents office in Great Malvern proceeds down Church Street and continue straight over the traffic lights. Take the next fork to the right into Avenue Road and the first right into Priory Road. Follow this route for some distance and the property can be found on the right as indicated by our For Sale board.

## OUTSIDE

The property is approached over a shared driveway with the adjoining house and leads to an allocated parking space. There is a pleasant garden area which has an interesting selection of flowering shrubs and is bordered by a mature hedgerow.



SOUTH DALVEY, PRIORY ROAD, MALVERN, WORCESTERSHIRE, WR14 3DB



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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