



PROOF

159 Upper Welland Road  
Upper Welland  
Nr Malvern  
Worcestershire WR14 4LB

Philip Laney & Jolly

## 159 Upper Welland Road, Upper Welland, Nr Malvern, Worcestershire

A detached spacious family home set within the sought after village of Upper Welland offering well presented, refurbished accommodation that comprises: Living Room, Sitting Room, Dining Room, Kitchen, Separate Utility, WC, Master Bedroom with En-suite, Three further bedrooms and separate Bathroom, Pleasant gardens, Gravelled parking to the front of the property for two vehicles.

Part glazed door leading into lobby area with

**ENTRANCE HALL:** Solid wooden door with obscure glazed panels leads into the entrance hall which then has door off to the lounge and dining room, pine flooring, glazed double doors to the side garden, stairs rising to the first floor and door to

**LOUNGE:** 21'5 max" x 15'3" max (6.53m x 4.65m) (L-shaped room). Wooden floors with cast iron fireplace, double glazed French patio doors to rear and window to front aspect, 2 radiators.

**DINING ROOM:** 12'0" x 12'0" (3.66m x 3.66m)

Wooden floors, cast iron fireplace and double glazed window to front aspect, radiator.

**RECEPTION 3 / STUDY:** 11'6" x 9'0" (3.51m x 2.74m)

Wooden floors and double glazed window to side aspect, radiator.

**KITCHEN:** 20'6" x 8'2" (6.25m x 2.49m)

Fitted with a range wall and base units, Belfast sink, range cooker, integral dishwasher and fridge/freezer, double glazed windows to rear and side aspects, radiator, door leads through to:

### UTILITY ROOM

Fitted units to match kitchen, sink and drainer, space and plumbing for washing machine and tumble drier, wall mounted gas fired combination boiler.

### DOWNSTAIRS WC:

White suite comprising of low level WC and wash hand basin, radiator.

### LANDING

**MASTER BEDROOM:** 12'0" x 12'0" (3.66m x 3.66m)

Double glazed window to front aspect, radiator and door to:

### EN-SUITE SHOWER ROOM:

White suite comprising of low level WC, wash hand basin and walk in shower cubicle.

**BEDROOM 2:** 12'0" x 9'11" (3.66m x 3.02m)

Radiator and double glazed window to front aspect.

**BEDROOM 3:** 11'11" x 8'11" (3.63m x 2.72m)

Radiator and double glazed window to rear aspect.

**BEDROOM 4:** 11'6" x 8'11" (3.51m x 2.72m)

Radiator and double glazed window to rear aspect.

### BATHROOM:

White suite comprising of low level WC, pedestal wash hand basin, shower over bath. White tiled splash backs and double glazed window to rear aspect.

### OUTSIDE:

#### Front

Gravelled area to the front of the property with lawn to side, screened from the road by picket fencing.

## Rear

Immediately adjoining the rear of the house is a paved patio area, ideal for al fresco dining that leads to an expanse of lawn. The rear garden extends to further areas of garden and are extensive with several mature shrubs and trees that complete the setting.

## TENURE

We understand that the property is Freehold.

## 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.

## VIEWING

Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.



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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