



9 Upper Howsell Road
Malvern
Worcestershire WR14 1FF

Philip Laney & Jolly

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A deceptively spacious detached property offering immaculately presented accommodation conveniently located within a popular residential area for access to local shops, railway station and amenities. The accommodation is worthy of an internal inspection to appreciate and briefly comprises: Entrance Porch, Entrance Hall, Dining Room, Sitting Room, Breakfast Kitchen, Utility Area, Ground Floor Bedroom and Bathroom, Spacious First Floor Landing, Two further Bedrooms and Bathroom, Pleasant Gardens, Block paved Driveway, Gas Central Heating, UPVC Double Glazing, Soffits and Fascias.

UPVC front door into glazed porch leading to

ENTRANCE PORCH

With tiled flooring and part glazed door leading into

ENTRANCE HALL

With oak wooden flooring, radiator, part glazed door to

DINING ROOM

11'7" x 10'7" (3.53m x 3.23m) With window to the front aspect, two wall lights, stairs to first floor.

LIVING ROOM

14'9" x 10'8" minimum measurements into bay (4.50m x 3.25m) With an impressive stone effect fireplace housing living flame coal effect gas fire, exposed wooden flooring, bay window to the front aspect, two wall lights, radiator.

KITCHEN

14'0" x 10'7" (4.27m x 3.23m) comprehensively fitted with a range of matching units including inset ceramic sink with hot and cold mixer tap, base drawer cupboards, work surface over, space and point for dishwasher, integral fridge. Matching range of wall mounted storage cupboards, space and point for cooker with extractor fan over, windows to rear and side aspects, tiled splash backs, glazed UPVC door to garden, radiator, archway to

UTILITY AREA

10'8" x 3'6" (3.25m x 1.07m) With plumbing for automatic washing machine, space for freezer and tumble dryer, wall mounted gas boiler, window to side aspect, fitted shelving.

BEDROOM 1

14'10" x 10'8" (4.52m x 3.25m). Window to the side aspect, radiator.



BATHROOM

Fitted with a white suite consisting of a panelled bath with hot and cold mixer tap having shower attachment, low level WC, pedestal wash hand basin, light/shaver unit, tiled effect flooring, window to the rear, radiator.

FIRST FLOOR LANDING

Spacious landing with radiator, access to storage cupboard and door to

BEDROOM 2

15'2" x 7'4" (4.62m x 2.24m) With window to the rear aspect, radiator, door to storage area.

BEDROOM 3

13'10" x 7'9" (4.22m x 2.36m) With window to the front aspect, radiator under.

BATHROOM

Fitted with a white suite consisting of a panelled bath with electric shower over, folding shower screen, low level WC, pedestal wash hand basin, tiled walls, radiator, window to the rear.

OUTSIDE

Front

The property is approached via a gated access over a block paved driveway providing off-road parking, gated access leads to the rear.

Rear

The rear garden has an interesting selection of flowering plants and shrubs with a lawn and patio area with pergola and climbing plants. There is a pond and further water feature. together with a vegetable bed with a mature apple and lilac tree. The gardens are a fine feature of this property which also enjoys views towards the Malvern Hills. The area also has a brick built stores with light and power connected, greenhouse, outside lighting and

tap.



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

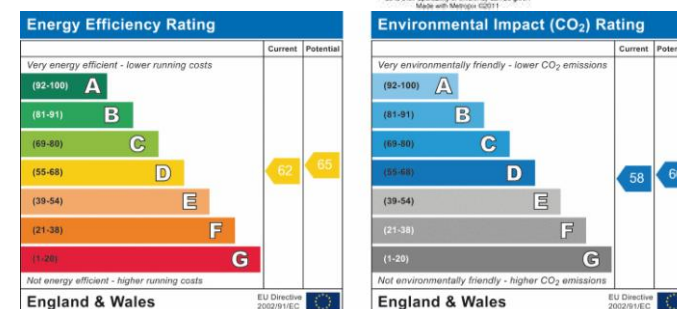
Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From our office in Worcester Road proceed in the direction of Worcester. At the traffic lights continue straight on and take the fourth turning left into Howsell Road, continue over the roundabout into Upper Howsell Road. The property can be found on the left as indicated by our For Sale board.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with MetreX ©2011



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