

Philip Laney & Jolly



Flat 3, Adelaide House, 21 Wells Road, Malvern, Worcestershire WR14 4RH

- Apartment with own garden
- Entrance Hall, Kitchen/Breakfast Room
- Dining Room, Sitting Room
- Two Bedrooms, Bathroom
- Gas Fired Central Heating, Garden
- Views over the Severn Valley

Price Guide: £119,950

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LOCATION/DESCRIPTION

A spacious apartment enjoying views over the Severn Valley, conveniently located for access to Great Malvern Town Centre. The accommodation briefly comprises: Entrance Porch, Entrance Hall, Kitchen/Breakfast Room, Dining Room, Sitting Room with woodburner, Two Bedrooms, Bathroom, Good sized garden.

Entrance Door leading to

ENTRANCE PORCH

Glazed on one side with tiled floor, front door leading to

ENTRANCE HALL

With radiator, door to storage cupboard, further storage cupboards above, door with steps down to

KITCHEN/BREAKFAST

10'9" x 9'11" (3.28m x 3.82m). Window to the rear aspect providing far reaching views. Range of pine fronted fitted cupboards with base drawers and cupboards, work surface over, inset sink with drawer to side, hot and cold mixer tap, matching wall mounted storage cupboards, space and point for gas cooker, space and plumbing for automatic washing machine, tiled splashbacks, wall mounted gas boiler, ample space for table and chairs.

DINING ROOM

15'7" x 14'0" (4.75m x 4.27m). With wooden fire surround and tiled inset and hearth housing an open fire, built in storage cupboards and shelving, window to the front aspect, radiator, stripped pine glazed double doors leading to the sitting room.



SITTING ROOM

15'6" x 13'11" (4.72m x 4.24m). Wooden fire surround with tiled inset and hearth housing a wood burning stove, fitted cupboards, window to the rear aspect providing far reaching views, picture rail, radiator.

BEDROOM 1

12'1" x 11'5" (3.68m x 3.48m). With window to the rear aspect enjoying views over the Severn Valley, radiator, picture rail

BEDROOM 2

11'9" x 5'11" (3.58m x 1.80m). With window to the side aspect, radiator.

BATHROOM

Fitted with a white suite consisting of a panelled bath, low level WC, pedestal wash hand basin, part tiled walls, window to the side aspect, wood effect flooring, and radiator.

OUTSIDE

There is a good sized garden area allocated to Apartment 3 which requires cultivation.

TENURE

We understand the property to be leasehold. The owners of apartments at Adelaide House each own a quarter share of the Freehold.

SERVICES

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

COUNCIL TAX BAND B

Purchasers are advised to confirm this with Malvern Hills District Council.

VIEWING

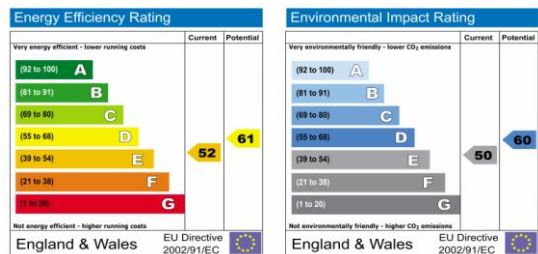
Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONAL NOTE

From our office in Worcester Road turn right and proceed in the direction of Ledbury and after a short distance the property can be found on the left hand side as depicted by the agents For Sale Board.



FLAT 3, ADELAIDE HOUSE, 21 WELLS RD, MALVERN, WR14 4RH



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.

