

19, Kings End Road, Powick, Worcester, WR2 4RB

Allan Morris estate agents

MAYFAIR OFFICE GROUP

Kings End Road, Worcester, WR2 4RB



Nestled in a secluded location just off Kings End Road in the village of Powick, Worcester, this deceptive detached house offers a specious and well-proportioned space, ideal for a family. The immaculate presentation throughout the home and four double bedrooms means this property is ideal for those seeking extra space and light. The heart of the home is undoubtedly the refitted kitchen, which boasts modern appliances and ample storage, perfect for family gatherings. The spacious reception room provides a delightful area for relaxation and entertaining, with added benefits of home office, utility room, cloakroom, large garage and ample parking. One of the many standout features of this property is the large private garden that surrounds the property and offers seclusion and privacy. Located in a desirable area, this home combines the benefits of village life with convenient access to local amenities and transport links to Worcester Malvern and the M5. Whether you are looking for a family home or a spacious downsize, this property on Kings End Road is a tucked away opportunity not to be missed.

LOCATION
The property is located in the popular village of Powick situated halfway between Worcester and Great Malvern. Powick is just over 3 miles approx. from Worcester City Centre offering plenty of shopping and entertainment options, and just over 5 miles approx. to Great Malvern, the gateway to the historic Malvern Hills offering multiple walks enjoying the fabulous views. Powick itself is home to a highly respected primary school and is conveniently positioned for commuting, the motorway network is easily accessed via the M5 junction 7 which is just 4 miles approximately from the property. Train stations in Worcester provide direct trains to Birmingham and London, with the new Parkway Train Station being approximately 5 miles away.

ENTRANCE
Composite front door opens to:

PORCH 5'1" x 6'5" (1.55m x 1.97m)
Full height obscure double-glazed windows, continued matching floor, large double cupboard, door to:

HALLWAY 14'2" x 7'3" (4.33m x 2.21m)
Stairs lead up to first floor, radiator, doors to;

WC 3'11" x 6'11" (1.20m x 2.13m)
Rear facing uPVC window, low level WC, wash basin, radiator.

SITTING ROOM 22'3" x 13'5" (6.79m x 4.09m)
Dual aspect large front facing double glazed window and sliding patio doors open to the garden at the side, recessed fireplace with wood burner, two radiators, spot lighting.

KITCHEN / DINING ROOM 22'4" x 13'9" (6.83m x 4.21m)
Side facing uPVC window and double doors open to the garden. Range of re-fitted contemporary style kitchen storage with central island unit, quartz worktops, one and a half sink and drainer unit with a mixer tap, integrated electric oven and microwave, electric hob, integrated dishwasher, integrated fridge freezer, large corner pantry cupboard with light, space for dining table and chairs, television point, tall contemporary radiator, continued wood effect flooring, glazed door opens to:

UTILITY ROOM 4'3" x 17'10" (1.32m x 5.44m)
Side facing double glazed window, rear facing double glazed door to the garden, sink with mixer tap, cupboard below with space for washing machine, large double cupboard housing shelving, door to garage, spot lighting. Door to:

HOME OFFICE 10'0" x 5'8" (3.06m x 1.74m)
Side facing window, radiator, full length cupboard housing gas boiler with shelves under, spot lighting.

GARAGE 16'3" x 16'3" max (4.97m x 4.97m max)
Electric up and over door, power and light.

FIRST FLOOR LANDING 7'6" x 7'1" (2.30m x 2.17m)
Large double glazed window on half landing, wooden spindle banister, loft access, airing cupboard, doors to:

BEDROOM ONE 11'3" x 13'5" (3.45m x 4.09m)
Side facing large uPVC double glazed window overlooking the garden, radiator.

BEDROOM TWO 11'1" x 13'10" (3.40m x 4.22m)
Side facing large uPVC window, radiator.

BEDROOM THREE 10'7" x 13'5" (3.24m x 4.10m)
Front facing large uPVC double glazed window, radiator.

BEDROOM FOUR 10'8" x 12'2" (3.27m x 3.71m)
Front facing large uPVC double glazed window, radiator.

BATHROOM 7'6" x 8'8" (2.30m x 2.65m)
Front facing uPVC window, panel bathe with shower over and waterproof surrounds, vanity unit with inset sink and low level WC, tall radiator, extractor.

OUTSIDE - DRIVEWAY
Driveway leading to the garage to the fore with a path to the front door, gated side access.

REAR AND SIDE GARDEN
The property has a a generous garden, enclosed by fencing, laid mainly to lawn with shrub planting, Yew trees provide privacy and patio seating area. There is a further side garden with access out from the kitchen/dining area, enclosed by level hedging and fencing.

DIRECTIONS
From Great Malvern town centre proceed north on the A449 towards Worcester. After passing through the shopping centre in Malvern Link continue on this road for about three miles until reaching the traffic lights in the village of Powick. Continue straight on downhill and after about one mile bear left at the triangular island towards Worcester. Take the immediate left turn signposted Kings End Lane. Bearing left, follow Kings End Road for around 400 meters and turn left into the cul de sac and the property will be on your immediate left. For more details or to book a viewing, please call our Malvern office on 01684 561411

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ADDITIONAL INFORMATION
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

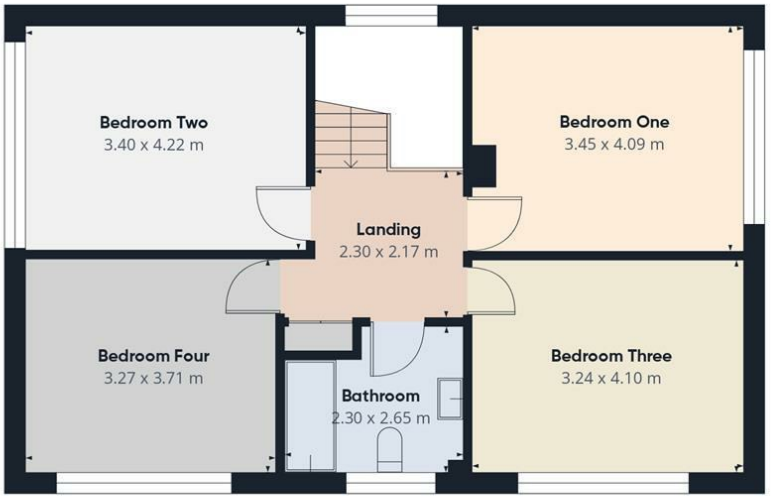
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

ASKING PRICE - £599,950



Ground Floor



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Approximate total area(1)

184.4 m²

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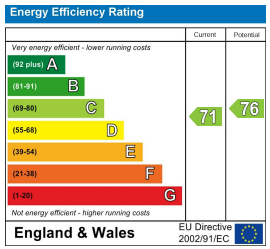
EPC



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