

Green Fold, 188, Upper Welland Road, Upper Welland, Malvern, WR14 4LA

Allan Morris estate agents

MAYFAIR OFFICE GROUP

Upper Welland Road, Malvern, WR14 4LA



An individually built property, constructed in 2008 and having well proportioned accommodation offering versatility with bedrooms on both ground and first floors. The location of Upper Welland is situated 3.5m from Great Malvern and has walks on the common and hills within a very short distance, two primary schools nearby and a local shop in the village of Welland, 1.5miles away.
Briefly comprising:- porch, large entrance hall with built in storage, cloakroom, bedroom one with ensuite bathroom, dining room open to kitchen, large lounge, conservatory, utility, integral garage, first floor with large landing, three bedrooms and shower room. Outside the property has ample parking and a garden designed for low maintenance. Benefitting from gas central heating and double glazing and offered for sale with no onward chain.

Front door opening to:

PORCH
With dual aspect windows, radiator, tiled floor, solid door to:

RECEPTION HALL
Stairs to first floor with front aspect window, double radiator, door to understairs storage cupboard, wood effect floor. Doors to:

CLOAKROOM
WC, wash basin, radiator, tiled floor, extractor fan.

BEDROOM ONE
Front aspect double glazed window, double radiator under, fitted bedroom furniture around bed area consisting of two double wardrobes, two bedside cabinets, four overhead cupboards, matching fitted dressing table and drawer unit. Door to:

ENSUITE
With front aspect opaque glass window, bath with tiled surround, wash basin and WC with fitted cupboards, large shower enclosure with thermostatic shower, fitted cupboards and mirror, heated towel rail, tiled floor, extractor fan.

DINING ROOM OPEN TO KITCHEN
With rear aspect French doors to conservatory, continuing wood effect floor, double doors to lounge, double radiator. Kitchen area with rear aspect window, tiled floor, fitted units including one and a half bowl ceramic sink unit, base units creating a separation to the dining area, built-in slimline dishwasher, Rangemaster cooker with matching filter hood, built-in fridge, larder unit, corner cupboards with carousels. Door to utility.

CONSERVATORY
Double glazed with French doors to the garden, polycarbonate roof in need of repair, tiled floor, double radiator.

LOUNGE
French doors to garden with adjacent side windows, fireplace with gas point, wood effect floor, wall lights.

UTILITY
Rear aspect half glazed door to the garden, rear aspect window, fitted units including single drainer sink unit, plumbing for washing machine (appliance inc?), space for further appliances, broom cupboard, dolly maid laundry airer, extractor fan, tiled floor.
Door to garage.

GARAGE
Side aspect opaque window, electric remote controlled up and over door, wall mounted gas central heating boiler.

FIRST FLOOR
Rear aspect dormer window, radiator, built-in store cupboard. Doors to:

BEDROOM TWO
Rear aspect window, double radiator, fitted wardrobes with hanging and shelving, matching free standing drawer unit, two bedside tables, access to the loft.

BEDROOM THREE
Front aspect window, double radiator, shelving to one wall.

BEDROOM FOUR
Rear aspect dormer window, double radiaotr.

SHOWER ROOM
Front aspect opaque glass window, shower enclosure with electric shower, wash basin, WC, half tiled walls, heated towel rail, tiled floor, extractor fan.

OUTSIDE
At the front of the property is a large area of block paved off road parking plus low maintenance gravelled area and access down both sides of the property to the rear garden. At the rear the garden has a greenhouse, gravelled areas and raised beds, wide flower bed with view of the Hills, overlooking the brook, patio adjoining the house.

ASKING PRICE - 'Offers Over' £550,000

DIRECTIONS
Proceed out of the centre of Great Malvern along the A449 Wells Road, following the signposts for Ledbury. Continue through Malvern Wells and just after Malvern Wells primary school take a left hand turn into Upper Welland Road. Follow the road down hill to Upper Welland. The property can be found on the right hand side and will be indicated by a For Sale board. To arrange a viewing or with any queries on the property please call Allan Morris & Ashton 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.

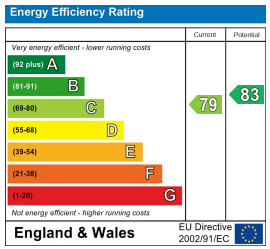
ENERGY PERFORMANCE RATING C79. POTENTIAL B83

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

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.



EPC



Material Information Report

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