



17 Orlin Road, Malvern, WR13 6HA

Offers Over £240,000

A traditional-style semi-detached property situated in a quiet residential location on the edge of the popular village of Colwall. The property requires full modernisation and offers tremendous scope for upgrading, improvement and extension, subject to the necessary planning permissions. The accommodation comprises: entrance hall, sitting room, dining room, inner hallway and kitchen. To the first floor are three bedrooms and a family bathroom. The property benefits from generous gardens to the front, side and rear, which are also currently in need of improvement. There is also potential to create off-road parking and further extend the accommodation, subject to the necessary consents. Occupying a pleasant cul-de-sac position within the village of Colwall, which offers a range of local shops, amenities and transport links. An internal inspection is highly recommended to appreciate the property's position and considerable potential. Offered for sale with no onward chain.



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ENTRANCE HALL

uPVC front door with obscured glazed panel opening into the entrance hall. Side-facing uPVC double-glazed window, quarry tiled flooring, understairs storage cupboard and doors leading to:

SITTING ROOM 10'5" x 13'10" (3.19m x 4.23m)

Front-facing room with large uPVC double-glazed window, radiator, satellite television point and fireplace with stone hearth.

INNER HALLWAY

Continuation of the tiled flooring, pantry-style storage cupboard with double-glazed window and fitted shelving. Door leading to:

DINING ROOM 11'2" x 12'7" (3.41m x 3.84m)

Rear facing room with uPVC double-glazed window overlooking the rear garden, wood-effect flooring and fitted shelving within recesses on either side of the chimney breast.

REAR HALL/UTILITY AREA 5'10" x 7'10" (1.80m x 2.41m)

Side facing uPVC double glazed window and continuation of the tiled flooring, boiler cupboard housing a wall mounted Worcester gas fired central heating boiler and hot water cylinder, plumbing for a washing machine.

KITCHEN 13'3" x 7'0" (4.05m x 2.14m)

Dual aspect room with side and rear facing uPVC double-glazed windows and a side-facing uPVC double glazed door providing access to the garden, fitted with basic kitchen units, work surfaces, stainless steel sink and drainer, wall-mounted cupboards, storage recess, gas and electric cooker points.

FIRST FLOOR LANDING

Side facing uPVC double glazed window, loft access hatch and doors leading to:

BEDROOM ONE 10'6" x 11'1" (3.21m x 3.39m)

Front facing room with uPVC double-glazed window, exposed floorboards and built in wardrobe.

BEDROOM TWO 9'3" x 12'8" (2.83m x 3.88m)

Rear facing room with uPVC double glazed window overlooking the rear garden and playing fields beyond. Built-in cupboard and exposed floorboards.



BEDROOM THREE 7'1" x 9'8" (2.18m x 2.96m)

Front facing room with uPVC double glazed window, exposed floorboards, fitted shelving and storage cupboard.

BATHROOM 5'10" x 7'11" (1.80m x 2.43m)

Rear facing obscure uPVC double glazed window. Suite comprising: panelled bath, low-level WC, wash hand basin and radiator.

OUTSIDE

The property is approached via a gated pathway with mature hedging to the front boundary. There are generous front, side and rear gardens, currently in a neglected condition and enclosed by timber panel fencing. The property offers excellent scope for extension to the side and rear, subject to the necessary planning permissions and consents.

DIRECTIONS

From the office in Malvern, leave town and go up the Wyche Road and through the Wyche Cutting down into Colwall. Turn right into Old Church Road and follow the road along. Turn right into Old Orchard Lane and immediately right into into Orlin Road. The property is located at the head of the cul-de-sac on the left-hand side, as indicated by the Agent's For Sale board. For further information or to arrange a viewing, please contact our Malvern office on 01684 561411.

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OFFERS

Offers to be submitted by 12.00pm Monday 13th July.





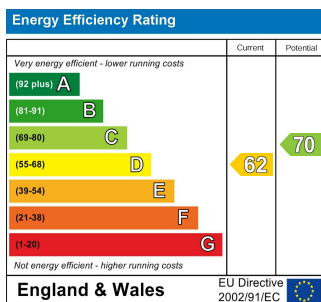
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: C

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.



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