Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

Sun Cottage 54 Poolbrook Road, Malvern, WR14 3NN

£500,000

A character, four bedroom home which offers welcoming accommodation and is located off common land, within a short walk of a good range of shopping and secondary school facilities in Barnards Green. The property has the benefit of solar panels, sealed unit double glazing and offers accommodation comprising:- porch, cloakroom, large reception hall/dining room, large sitting room with log burner and patio doors to the garden, study, kitchen and breakfast room, separate utility room, four bedrooms, the master with a dressing room and ensuite plus a family bathroom. With mature, yet easily managed gardens, parking for a caravan/motor home plus a double garage and space to the fore, the property offers versatile living with character, in a convenient location.

www.allan-morris.co.uk
malvern@allan-morris.co.uk

naea | propertymark
PROTECTED

MAYFAIR
OFFICE GROUP

Sun Cottage, 54 Poolbrook Road, Malvern, WR14 3NN

PORCH
Double glazed with solid wood, front door, built-in cupboards and hanging. Stained glass door opens to:

DINING HALL
Side aspect, double glazed window, open plan stairs to first floor with built in cupboards under, side aspect uPVC double glazed window to garden, double radiator, double doors to Sitting Room, door to Cloakroom, open to Inner Hall.

CLOAKROOM
Front aspect, opaque window, WC, wash basin with cupboard under, radiator.

SITTING ROOM
Front and side aspect , double glazed windows, rear aspect uPVC double glazed patio doors to garden, double radiator, raised fireplace with slate hearth and log burner within wide recess, wall lights.

INNER HALL
With stairs to first floor with pine panelled wall and polycarbonate roof. Doors to:-

STUDY
Front aspect, double glazed window, radiator.

KITCHEN
Side aspect, double glazed window, fitted pine kitchen units with tiled surround and including space for gas/electric cooker, space for dishwasher (appliance included), space for fridge freezer (appliance included), one and and half bowl single drainer sink unit, shelving, radiator, door to Utility, open to:

BREAKFAST ROOM
Side aspect, double glazed window, rear aspect, double glazed French doors to garden, double radiator, polycarbonate roof.

UTILITY
Rear aspect, opaque, double glazed window, side aspect wooden door to garden, fitted units, shelving, plumbing for washing machine, space and venting for tumble dryer, radiator.

HALF LANDING
Double glazed window overlooking the garden.

FIRST FLOOR LANDING
Rear aspect, double glazed window with view of the Hills, radiator, built-in airing cupboard with hot water cylinder, built-in linen cupboard. Doors to:-

BEDROOM THREE
Front aspect, double glazed window, radiator.

BEDROOM TWO
Side and rear aspect, double glazed windows with view of the Hills, built-in wardrobe to one wall with hanging and shelving, radiator.

BATHROOM
With front aspect, double glazed opaque window, bath with thermostatic shower over, WC, wash basin, heated towel radiator, tiled walls.

BEDROOM FOUR
Front aspect, double glazed window, radiator, hatch to loft.

BEDROOM ONE
Side aspect, double glazed window, double radiator, doors to:

DRESSING ROOM
Front aspect double glazed window, built in wardrobes to one wall with hanging and shelving space and hatch to loft space.

ENSUITE
Side aspect, opaque double glazed window, bath with thermostatic shower over, wc, wash basin, built in cupboard, radiator, tiled walls.

OUTSIDE
A patio area adjoins the house with electrically operated, retractable canopy. The garden is well stocked with shrubs and flowering plants. a path leads to the garage and the rear garden is fully fenced and gated. The garden at the front has raised veg and fruit beds, a path to front door and a gate onto the common. There is a parking area suitable for a caravan/motor home. To the fore of the double garage is parking for two vehicles.

DOUBLE GARAGE
With side aspect courtesy door to garden, twin up and over doors and solar panels on the south facing roof.

DIRECTIONS
From the office proceed down the hill to Baranards Green shopping area. Take the third exit going in the direction of Guarlford and proceed to the second right hand turn into Poolbrook Road. Going along the common for a short distance, No 54, Sun Cottage is set back from the road on the right hand side accessed via a gravel track. Parking for viewing is available on the drive.

what3words
///folds.pools.mass

Allan Morris estate agents
naea | propertymark PROTECTED
MAYFAIR OFFICE.CO.UK

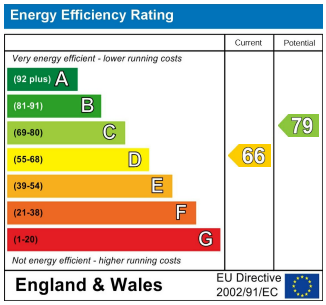
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets are included, other items 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: E

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.



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
(iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
(iv) Rents quoted in these particulars may be subject to VAT in addition, and
(v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark
PROTECTED