



Milbourne Crescent Road Colwall, WR13 6QW

This well presented semi detached period property sitting proud and slightly elevated on a corner plot. dates back to 1898. Located in the popular village of Colwall situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office, pharmacy, doctors surgery, hotels and public houses, to name a few. Colwall benefits from excellent transport links and popular private schools. In brief the accommodation comprises; Entrance hall, Sitting room, dining room, kitchen breakfast room, utility and shower room whilst to the first floor are three bedrooms and family bathroom and to the second floor is a converted loft room. With off road parking, detached garage, front and side gardens as well as a productive vegetable garden. EPC Rating D

Guide Price £400,000

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Entrance Hall

Part glazed door leads into the Entrance Hall with wood effect flooring, doors off to the Sitting Room and Dining Room. Stairs rise to the First Floor, door to under stairs storage, door to cupboard housing electric meter. Radiator.

Sitting Room

14'2" x 13'6" (4.34m x 4.14m)

Two large double glazed windows to the front aspect, making this a light and spacious room. Picture rail and decorative coving to ceiling. Coal effect gas fire with surround and hearth. Radiator.

Dining Room

13'7" x 11'5" (4.16m x 3.50m)

Currently used as a second Sitting Room with multi-fuel woodburning stove inset to the chimney. Coving to ceiling, double glazed window to the side aspect and glazed french doors opening into the Kitchen Breakfast Room. Radiator.

Kitchen Breakfast Room

12'5" x 8'10" (3.80m x 2.71m)

Comprehensively fitted with a range of eye and base level units and drawers with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, slot in double oven and space for fridge freezer. Two double glazed windows to the side aspect, radiator and space for a table. Tiled flooring and door to Utility Room.

Utility Room

8'11" x 4'11" (2.72m x 1.50m)

With the continuation of the tiled flooring, wall mounted Worcester gas central heating boiler, space and plumbing for washing machine and space for further under counter appliance. Worksurface and eye level units. Glazed door to the side aspect and door to Cloakroom.

Shower Room

Fitted with a low flush WC, floating sink unit and shower cubicle with glazed door and electric shower. Fully tiled walls within the shower cubicle. Dimplex wall mounted heater, ladder style chrome radiator and obscured double glazed window to the rear aspect. The continuation of the tiled flooring and partially tiled walls.

First Floor Landing

From the Entrance Hall, stairs rise to the First Floor. With doors to all bedrooms and bathroom. Two radiators, three double glazed windows to the side aspect and stairs rise to the Converted Loft Room.

Bedroom One

13'6" x 11'11" (4.14m x 3.64m)

A light and spacious room with two double glazed windows to the front aspect with views towards the Malvern Hills. Decorative coving to ceiling, radiator.

Bedroom Two

11'5" x 9'4" widening to 10'6" (3.50m x 2.85m widening to 3.22m)

Double glazed window to the rear aspect. Radiator and coving to ceiling.

Bedroom Three

8'11" x 8'8" (2.72m x 2.65m)

Double glazed window to the side aspect, coving to ceiling. Radiator.

Family Bathroom

12'2" x 5'11" (3.73m x 1.81m)

Fitted with a white suite comprising panelled bath with electric shower over and glazed screen, vanity unit with mixer tap and cupboards below and low flush wc. Door to airing cupboard housing the water tank and slatted shelving for storage. Obscured double glazed window to the rear aspect, chrome ladder style radiator and spotlights to ceiling.

Second Floor

From the First Floor landing, stairs rise to the second floor. Radiator.

Converted Loft Room

18'11" x 13'6" (5.77m x 4.13m)

Stairs lead into the converted room, with Velux windows to both sides of the ceiling. Slight restricted head heights, access to the eaves for storage and maintenance. This room would be ideal for a work room or office.

Detached Garage

20'8" x 8'11" (6.32m x 2.73m)

With up and over door and double glazed window to rear aspect. Wall mounted fuse board, shelving, light and power.

Outside

To the front and side of the property is a garden predominantly laid to lawn with flower and shrub filled borders, pond with rockery and planting. With post and rail fencing, outside power and lighting, and off road parking for two vehicles. At the rear of the property is the detached garage. access to the garage must be kept clear to allow access for the attached property. Behind the garage is the very productive vegetable garden with hard standing for the greenhouse and timber shed. This area has a timber fence boundary.

Council Tax Band

We understand that this property is council tax band E.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Directions

From our Malvern office proceed towards Ledbury bearing right onto the B4218 Wyche Road as signposted Colwall. Proceed to the top of the hill and decent the other side into Colwall Village onto Walwyn road. On passing the shops and train station on the left, Milbourne is located on the right.

Virtual Viewing

A video tour is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/Pc6fKWK5fMg>



Floor Plan



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