



## Sequoia House Albert Road South

Malvern, WR14 3AH

Guide Price £865,000



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Situated on a small development, off the desirable Albert Road South and close to the amenities of Great Malvern and the railway station, this large family home offers generous accommodation and an excellent garden plot.

The property would benefit from some cosmetic updating however, in brief comprises reception hall, cloakroom, drawing room, sitting room, dining room, breakfast kitchen and utility area. To the first floor are four double bedrooms, a large ensuite bathroom and further family bathroom. The property is completed by ample driveway parking and a double garage.

Offered for sale with vacant possession and no onward chain, viewing is via the agent.

## Recessed Entrance Porch

A Recessed Entrance Porch with tiled flooring, light and circular window. A hardwood door leads into:

## Reception Hall

The Reception Hall has two radiators, dado rail, double glazed window to front and side elevations, built-in double cloaks storage cupboard. The staircase rises to the First Floor Landing with under stairs cupboard.

## Cloakroom

The cloakroom is fitted with a light coloured suite comprising wall mounted basin, low level WC, part tiling to walls, extractor vent and radiator.

## Drawing Room

22'0" x 14'0" (6.73 x 4.28)

The Drawing Room is of generous proportions, having double glazed windows to front and side elevations along with French doors leading to the rear garden beyond. Living flame effect gas fire inset to a marble hearth with wooden surround, dado rail, radiator, wall and ceiling lights.

## Sitting Room/Study

10'9" x 10'5" (3.29 x 3.19)

The Sitting Room/Study has double glazed windows to rear, radiator and built-in book shelving.

## Dining Room

16'4" x 10'5" (4.99 x 3.19)

The Dining Room has French doors leading to the rear garden beyond. Radiator.

## Breakfast Kitchen

14'9" x 9'5" (4.52 x 2.89)

The Breakfast Kitchen is fitted with a range of cream fronted shaker style base and eyelevel units with working surface, one and a half bowl stainless steel sink unit with mixer tap and tiled splash back. Integrated electric double oven and microwave, four burner gas hob with extractor hood above, integrated dishwasher, fridge freezer and glazed display cabinets with shelving.

Door to:

## Utility

The Utility Room is fitted with cream fronted, shaker style base, and eyelevel units with worksurface, stainless steel sink unit with mixer tap and tiled splash back. Ceramic tiled flooring, plumbing for washing machine and space for tumble dryer, radiator and wall mounted Glowworm gas central heating boiler with control panel. Hardwood door leading to the garden.

## First Floor Landing

From the Reception Hall, the staircase rises to the First Floor Landing with high-level circular window to front elevation, loft to hatch space and doors to all rooms.

## Master Bedroom

16'0" x 15'7" (4.90 x 4.75)

The Master Bedroom has double glazed windows to front and side and is fitted with a range of built-in wardrobes, over bed lighting, radiator, and door to:

## En Suite

The Ensuite Bathroom is fitted with a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiling to walls, shaver light and point, radiator and obscure double glazed window to rear.

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## Bedroom Two

16'5" x 11'10" (5.02 x 3.63)

Double glazed windows to front and side elevations, built-in wardrobes, radiator.

## Bedroom Three

13'8" x 13'7" (4.19 x 4.16)

Double glazed windows to rear and side taking advantage of views towards the Malvern Hills. Radiator

## Bedroom Four

10'4" x 9'4" (3.16 x 2.87)

Double glazed window to rear, built-in wardrobe, radiator.

## Bathroom

The Family Bathroom is fitted with a panelled bath, separate shower cubicle housing mains shower, vanity wash and basin and low level WC. Radiator, heated towel rail, shaver light and point and obscure double glazed window to rear.

## Double Garage

17'3" x 17'3" (5.28 x 5.28)

The Double Garage has an up and over door, light, power and courtesy door to the rear garden.

## Outside

The property is set amidst mature gardens, having a large lawned frontage and block paved driveway providing ample off-road parking and leading to the Detached Double Garage.

The rear gardens are mature, having a patio seating area adjoining the rear of the property leading to a substantial lawn flanked with established trees and shrubbery. To one side of the garden is a raised shrub bed with pathway leading to a honeysuckle covered pergola.

Gated access leads to both sides of the property.

## Council Tax Band

We understand that this property is council tax band G. This information may have been obtained via [www.voa.gov.uk](http://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.



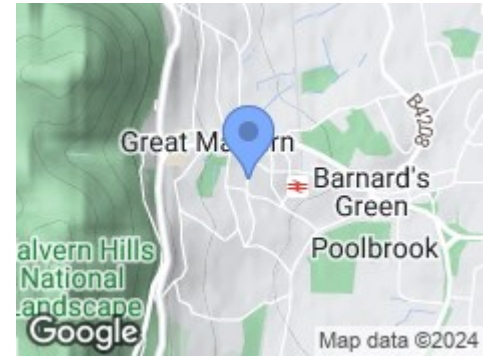
## Road Map



## Hybrid Map



## Terrain Map



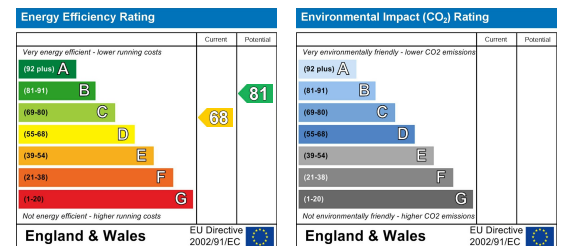
## Floor Plan



## Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

13A Worcester Road, Malvern, Worcestershire, WR14 4QY

Tel: 01684 561866 Email: info@dennyandsalmond.co.uk Web: www.dennyandsalmond.co.uk

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