



**Sledge Green  
Upper Pendock  
Malvern  
Worcestershire  
WR13 6JW**

**Offers in Excess of £418,000**

**bettermove**

## Malvern

Bettermove are proud to present this 4 bedroom Barn Conversion in Upper Pendock available with no forward chain.

The property benefits from double glazing, LPG heating throughout and has off street parking available via gated driveway. The council tax band is E.

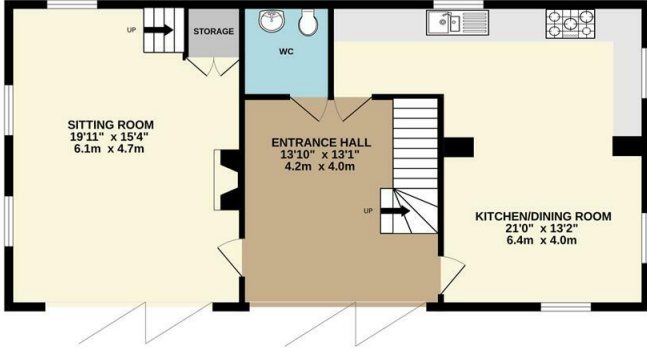
The interior of this well presented property with period features throughout comprises a spacious living room, open plan fitted kitchen with the dining area and a convenient WC on the ground floor. The first floor consists of three bedrooms, including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a private rear garden with an outdoor water tap, perfect for enjoying the summer months.

Located in the popular village of Upper Pendock, the property is close to a range of nearby towns such as Ledbury (7 miles), Tewkesbury (7 miles), Upton upon Severn (6 miles) and Malvern (10 miles). Excellent transport connections can be found from the A438, the M5, the M50 and local bus routes providing easy access to neighboring villages and towns.

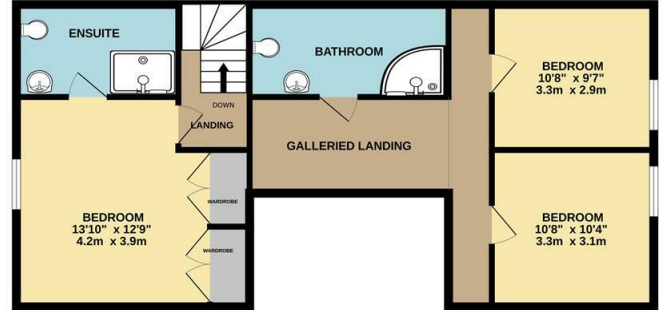
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



GROUND FLOOR  
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 1559 sq.ft. (144.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		65
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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