



Denny &
Salmond

West Malvern Road
Malvern



Property Description

Situated in the popular and sought after location in West Malvern and within easy reach of local amenities, transport links and the Malvern Hills. This delightful semi-detached house offers accommodation to include Entrance Hall, Living Room, Kitchen, Two Bedrooms and to the Lower Ground Floor a Bathroom/Utility. This property further benefits from gas central heating, double glazing and enclosed rear gardens with picturesque views of Blue Bell Valley and Herefordshire beyond. Whether you are a first-time buyer or looking to downsize, this could be the property for you. For sale with no onward chain.

Entrance Hall

Part glazed entrance door opens into the Entrance Hall, with floor to ceiling double glazed obscured window to the side aspect. Opening to the Living Room.

Living Room

10' 9" x 11' (3.28m x 3.35m)
A particular feature of this room is the log burning stove with wooden mantle, red brick surround and tiled hearth. Double glazed window to the front aspect, column radiator, door to the Kitchen and stairs rising to the First Floor Landing.

Kitchen

8' 2" x 10' 8" (2.49m x 3.25m)
Fitted with a range of cream fronted base and eye level units with wood working surfaces and tiled splashback. One and a half bowl stainless steel sink unit with drainer and 'Swan;' neck mixer tap. Integrated slim line dishwasher and space for a tall appliance. Single electric oven with four ring induction hob and extractor above. Wood flooring throughout, radiator and double glazed window to the rear aspect providing breath taking views of Blue Bell Valley and Herefordshire beyond.

Cloakroom

Fitted with a white low flush WC, radiator and obscure double glazed window to the rear aspect.

First Floor Landing

From the Living Room, stairs rise to the First Floor Landing with doors off to both Bedrooms and double glazed window to the side aspect.

Bedroom One

8' 2" x 10' 10" (2.49m x 3.30m)
Double Bedroom with door to a large Airing cupboard housing slatted shelving. Radiator and double glazed window to the rear aspect providing views stunning views of Blue Bell Valley and Herefordshire beyond.

Bedroom Two

10' 11" x 11' 11" (3.33m x 3.63m)
Door to a large storage cupboard housing the Worcester Bosch boiler and shelving. Radiator and double glazed window to the front aspect.

Lower Ground Floor

Stairs descend to the Lower Ground Floor with a part glazed door to the Garden, door to the Shower room / Utility and understairs storage.

Shower Room/ Utility

Fitted with a white suite comprising corner shower cubicle with glazed screen, tiled splashback and electric shower. Low flush WC, pedestal wash hand basin with wall mounted mirror cabinet above and double glazed obscured window to the rear aspect. Space and plumbing piping for a washing machine, spotlighting, extractor fan, radiator.

Outside

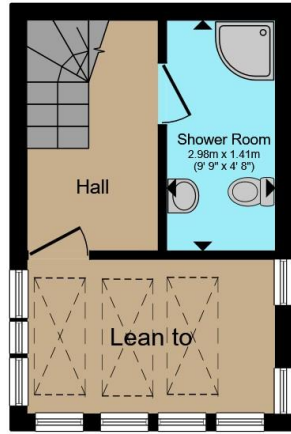
From West Malvern Road, Iron gate and steps lead down to the Fore garden which comprises many mature shrubs and hedges. Pathway leads to the Entrance door and gated side access.

To the rear of the property a large paved patio adjoins to the property providing an ideal seating area to enjoy the sweeping views of Blue Bell Valley. Wrought iron fencing surrounds the paved seating area, a single glazed multi panel lean to provides additional storage and access to the Lower Ground Floor. From here steps lead down to the lower Garden with numerous mature shrubs, hedges and a fig tree, paved steps lead down to the end of the Garden. The garden is encompassed by timber fencing and mature hedging.

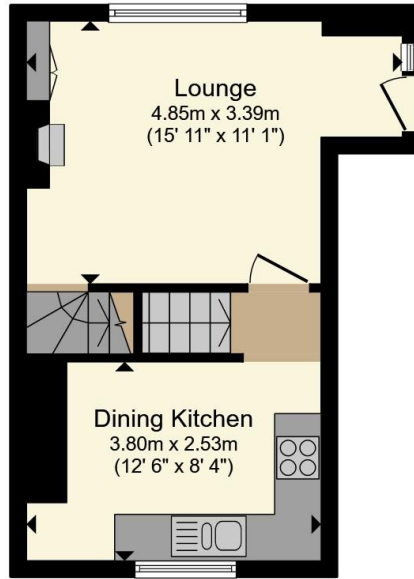
Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

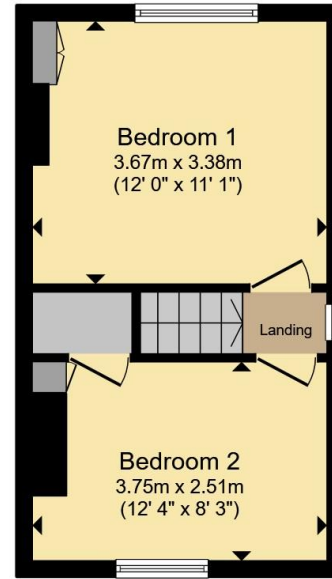




Lower Ground Floor



Ground Floor



First Floor

Total floor area 70.7 sq.m. (761 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: E Council Tax
Band: C

view this property online dennyandsalmond.co.uk/Property/MVN100004

Tenure: Freehold



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