Allan Morris
estate agents

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6 Heathlands Close, Malvern, WR14 4HR

Offers Over £290,000

A well maintained semi detached, three bedroom home in this quiet cul de sac, just above a recreational play area and a short distance from St. Wulstan's nature reserve. In brief, this accommodation briefly comprises: hallway, living room, recently re-fitted dining kitchen, covered rear walkway to a brick built outbuilding with a gardener's WC and store room, formerly a utility area. To the first floor are two double and one single bedroom and the recently re-fitted family bathroom. Complemented by a generous garden with a summerhouse, gas central heating and double glazing and residents' parking, this is a delightful home for those wishing the rural feel but within easy reach of schools, shops and local facilities. We strongly recommend an early viewing.

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ENTRANCE
Approached via walkways from the residents'car park to the brick paved frontage of the hosue leading to the uPVC front door, opening into:

HALLWAY
With stripped and polished floor board, understairs storage, Worcester Bosch central heating boiler, side facing double glazed windows, radiator and stairs to the first floor.

LIVING ROOM
Front facing double glazed window, with lovely views to the Hills, log burner inset into the fireplace on tiled hearth, built-in cupboards with shelving, radiator.

DINING KITCHEN
Rear facing double glazed window, French doors, double glazed back door, recently fitted kitchen with inset bowl and a half sink unit, pull-out larder unit, inset Bosch ceramic hob with cooker hood over, glass fronted display cupboard, space for washing machine, tumble dryer and American style fridge-freezer, built-in Bosch double oven and grill, upright contemporary radiator, ceramic tiled floor, plenty of space for dining table and chairs, back door to:

COVERED WALKWAY
With door to the front, ideal for storage. There is a further brick out building (unused except for storage) with gardener's WC, former utility room with sink and plumbing, power points. Door to rear garden.

FIRST FLOOR

LANDING
Side facing double glazed window, access via drop down ladder to loft space with light and some boarding.

FAMILY BATHROOM
Side facing and rear facing obscure double glazed window, white suite comprising: close coupled WC, vanity unit with drawers and inset hand basin, panelled bath with shower over and glazed screen, ladder style radiator.

MAIN BEDROOM
Front facing double glazed window with views to the Hills, radiator, useful space for a built-in wardrobe.

BEDROOM THREE
Front facing double glazed window, view to the Hills, cleverly costructed cabin bed with shelving, radiator.

BEDROOM TWO
Rear facing double glazed window with views over the garden, radiator, with deep built-in cupboard with storage.

EXTERNAL
A major plus to this family home is the generous rear garden which is essentially laid to lawn. Offering lovely views to the Hills, the garden is enclosed with hedging and fencing, a block paved patio area, a summerhouse at the bottom of the garden with further garden behind, a wooden open-fronted garden store, external tap and gated access to the front.
The frontage is also block paved and of a good size with fenced sides and views up to the Hills and over the communal parking.

DIRECTIONS
From our office in Malvern, proceed along the Wells Road towards Ledbury. Go past the left hand turn into Hanley Road and continue past the Malvern Wells primary school and Abbey College. Take the left hand turning into Upper Welland Road and shortly thereafter take the sharp left into Kings Road. Assarts Road is the right hand turn after about 50 metres and Heathlands Close is the third turning on your right, just before the play park. No. 6 sits above the car park on the left at the head of the cul de sac as indicated by our For Sale board.

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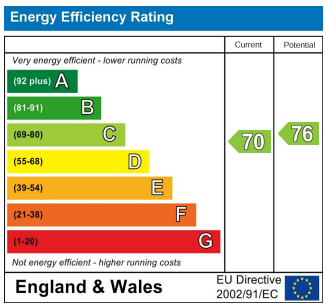
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, 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: B

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.

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