





Property Description

This three bedroom semi-detached property is located within a popular quiet residential area and offers spacious accommodation. It is a well presented property offering a tranquil garden with the benefit of a Home Office backing onto Whippets Brook, stunning views of the Malvern Hills and solar panels. To the front of the property is generous parking for two vehicles. In brief the accommodation comprises, entrance hall, cloakroom, living room, kitchen dining room and store room. Whilst to the first floor are three bedrooms and shower room. This unique property is not to missed and is offered for sale with no onward chain.

Entrance Porch

Part glazed doors open into the entrance hall, obscure front facing double glazed window.

Entrance Hall

Doors to, cloakroom, storage cupboard and living room. Wood effect flooring throughout and stairs rise to the first floor landing.

Cloakroom

White suite with concealed WC and sink inset into vanity unit, mixer tap, extractor fan and eye level cupboard.

Living Room

Large double glazed sliding patio door providing views over the beautifully maintained rear garden, radiator, and glazed door to kitchen. A particular feature of this room is the open fire with wooden mantle, marble hearth and decorative metal surround.

Kitchen Dining Room

Double glazed French doors to the rear patio, double glazed window to the side aspect and part glazed door to the side access. Fitted kitchen with a range of base and eye level units with working surfaces and tiled splashback throughout. Integrated fridge freezer and space for additional tall appliance. Double electric oven incorporating grill into the top oven, four ring hob and extractor fan above. Space and plumbing for a washing machine and dishwasher. One and a half stainless steel sink unit with drainer and mixer tap.

Store Room

Power, light, inverter for the solar panels.

First Floor Landing

Doors to all rooms and cupboard housing Vaillant boiler and water tank. Access to boarded loft space via ladder and hatch.

Bedroom One

A spacious room with front facing double glazed window, radiator, freestanding mirror fronted wardrobes and wood effect flooring.

Bedroom Two

Double glazed window to the rear aspect overlooking the stunning rear garden and providing views to the Malvern Hills. Floor to ceiling mirror fronted wardrobes, radiator, wood effect flooring.

Bedroom Three

(Slight head restriction) A light room with a front facing double glazed window, radiator, storage over stairs, two freestanding wardrobes and wood effect flooring.

Shower Room

Fitted with a white suite comprising double shower cubicle with glazed sliding door and mains waterfall shower over with additional attachment. Vanity unit with sink inset and cupboard below, low flush WC, radiator and extractor fan.

Outside

To the front of the property is parking for two vehicles with evergreen shrub filled borders to include a magnolia tree.

The south facing rear garden is laid to lawn with a variety of flower filled and evergreen beds, timber workshop and pond. A raised decked seating area adjoins to the property with ample storage and gated side access with timber shed. A paved pathway leads to the home office and potting area. Whippets Brook flows along the perimeter of the garden providing a tranquil atmosphere to enjoy.

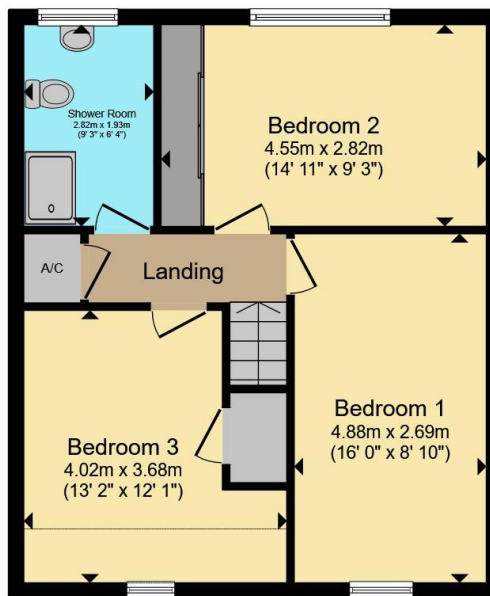
Home Office Cabin

Situated at the lower end of the garden providing additional space for a home office, or living space. Double glazed doors open to this versatile cabin with, dual aspect double glazed windows to the front and rear. Power, lighting and heat source pump providing both air conditioning and heating.





Ground Floor



First Floor

Total floor area 108.8 sq.m. (1,171 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

Denny & Salmond

To view this property please contact Denny & Salmond on

T 01684 561866

E sales@dennysalmond.co.uk

13a Worcester Road
MALVERN WR14 4QY

EPC Rating: B Council Tax
Band: C

view this property online dennysalmond.co.uk/Property/MVN100162



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MVN100162 - 0008