Denny & Salmond

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For Sale

£275,000



Perrins Close Malvern WR14 1SL

Located in a quiet cul-de-sac position, this semi detached bungalow was fully re-furbished in 2012 and offers well presented accommodation to include; Entrance Hall, Kitchen, Living Room, Bathroom, two Bedrooms along with Solar Panels, front and rear Gardens. Offered for sale with No Onward Chain

Perrins Close Malvern WR14 1SL

Entrance Hall

Part glazed door opens into the Entrance Hall, with doors off to all rooms, radiator and wall mounted consumer unit and power for the Solar Panels. Access to loft space via drop down hatch and ladder. Within the loft is the combination Worcester boiler, inverter and battery for the Solar Panels.

Kitchen

Glazed door opens into the Kitchen. Fitted with a range of eye and base level units, working surfaces and coloured glass splashback. Four point Bosch electric Induction Hob, with a single Bosch electric Oven below. Integrated Microwave,Fridge Freezer, space and plumbing for a washing machine and sink unit with drainer and chrome mixer tap. Under unit lighting, kick board lighting, radiator and double glazed window to the front aspect.

Living Room

Part glazed door opens in to the Living Room with a large double glazed window to the front aspect. A particular feature of this room is the Multi-fuel burner with tiled hearth exposed flu. Radiator.

Bedroom One

A generous size Bedroom with a large double glazed window to the rear aspect overlooking the rear Garden.Radiator.

Bedroom Two

With the continuation of the wood flooring as in the Entrance Hall. Double glazed French door opens to the rear Garden, radiator and door to an Airing Cupboard housing slatted shelving and radiator.

Bathroom

The Bathroom is fitted with white contemporary suite comprising, vanity unit with sink insert and drawers below, hiddern cistern WC and panel bath with waterfall effect shower head and an additional attachment over with glazed screen. Fully tiled walls and flooring. Chrome "ladder" style radiator, obscured double glazed window to the side aspect, spotlights and extractor to ceiling.

Garage

A larger than average Garage with electric up and over door, wall mounted electric consumer unit, power and lighting.

A sliding door leads to an additional storage area with power, lighting and part glazed door opening to the rear Garden.



Garden

The Garden to the rear of the property is laid to lawn for ease of maintenance with a mixture of timber fencing and hedging for the boundary. At the rear of the Garden, views of the Malvern Hills can be enjoyed.

To the front of the property is a low maintenance fore-garden laid to shail with shrub planting. Granite pavia driveway provides parking for several vehicles and leads to the Garage.

Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Probate

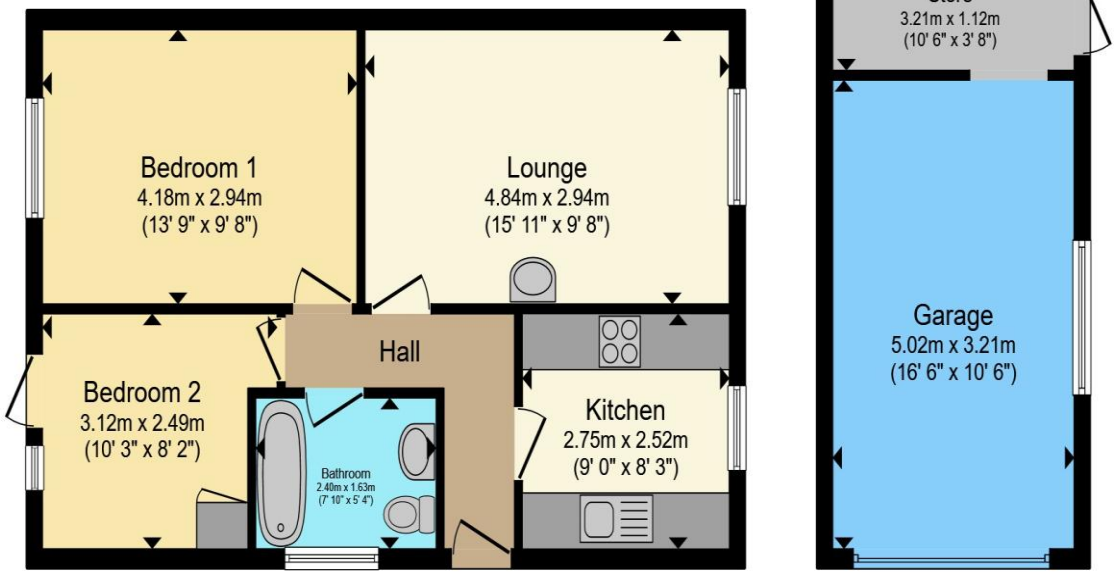
Please note this property is awaiting probate, which has been applied for. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.











Floor Plan **Garage**

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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MALVERN WR14 4QY

Property Ref: MVN100147 - 0005

Tenure:Freehold EPC Rating: A

Council Tax Band: C

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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.

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