



## 18 Springfield Glade , WR14 1LN

Located at the head of a quiet cul-de-sac, this two bedroom mid-terrace house has accommodation to include; Entrance hall, living room and kitchen/dining room. Whilst to the first floor there are two bedrooms and a bathroom. The property further benefits from gas central heating, gardens and off road parking. The property is in need of some refurbishment and offered for sale with no onward chain an internal viewing is advised via Denny and Salmond.

**Guide Price £180,000**

# 18 Springfield Glade

WR14 1LN



## Entrance Hall

Part glazed front door with stairs rising to the first floor landing. A telephone point, electric fuse box and radiator. Glazed door to the living room with laminate flooring thought-out.

## Living Room

13'5" x 10'7" (4.11m x 3.23m)

A bright room with a glazed bow window to front aspect and a brick surround with wooden mantel. Picture rail, radiator and T.V point. Laminate flooring throughout and door to kitchen.

## Kitchen/Diner

7'8" x 13'10" (2.34m x 4.24m)

The kitchen is comprised with a range of base level and wall mounted units, a single bowl stainless steel sink and slot in gas cooker. Radiator, large storage cupboard and double glazed window with front aspect. Double glazed French doors open to the garden.

## Landing

Access to loft space and doors to all rooms including a tall storage cupboard currently housing the "Potterton" combination boiler.

## Bedroom One

14'0" x 9'10" (4.27m x 3.00m)

A light and spacious room with two double glazed windows to the front aspect and built in wardrobe with louvre doors. Radiator.

## Bedroom Two

11'8" x 7'1" (3.56m x 2.16m)

Double glazed window to rear and radiator.

## Bathroom

The half tiled bathroom comprises of a low level W.C, pedestal wash hand basin and panelled bath with shower over and additional attachments. A radiator and double glazed window to the rear aspect.

## Outside

To the front of the property there is a lawned fore garden with a path leading to the front door. The property has a rear

garden, mainly laid lawn with a decking area and garden shed. The property further benefits from off road parking space.

## Council Tax Band

We understand that this property is council tax band B. This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## 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.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Directions

From our Malvern office head towards Link Top bearing left at the traffic lights on to Newtown Road. Follow the road along into Leigh Sinton Road and bear right into Yates Hay Road. Turn left into Springfield Glade and left at the end of the road where the property will be located at the end of the cul-de-sac as indicated by the Agents for sale board.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

