Denny & Salmond

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Residential Sales & Letting Agents

1 Windrush Crescent

Worcestershire, WR14 2XG

Located in a popular residential area and situated on a generous corner plot, this detached bungalow offers well presented accommodation, which in brief comprises; reception hall, living room with dining area, kitchen, rear porch, three bedrooms, the master with en-suite shower room and a further bathroom. With ample driveway parking and a detached double garage, manageable gardens, gas central heating and double glazing, this property is offered for sale with no onward chain.

Guide Price £375,000

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Entrance Hall
Entrance door with double glazed window to side aspect, opens to the Entrance Hall. Doors to large storage cupboard and cupboard housing wall mounted "Vaillant" combination boiler.

Doors off to all rooms.

Living Room
A large and spacious room with two double glazed windows to front aspect, radiator and electric fire inset to marble hearth and surround. Shelving to chimney breast recess and double glazed patio doors leading to the rear garden. Door to the Kitchen.

Kitchen
Fitted with a range of base and eye level units with working surfaces, one and a half sink unit with mixer tap and tiled splash back. Integrated double oven with four ring gas hob and extractor hood above, plumbing for washing machine and dishwasher and further space for a tall appliance. Double glazed window to rear aspect, and double glazed door to:

Rear Porch
Of double glazed construction with brick base and door to the rear garden.

Bedroom One
Double glazed window to the rear aspect, radiator and storage cupboard with louvre doors.

En-Suite
Fitted with a white suite comprising low flush WC, pedestal wash hand basin with mirror and light above and shower cubicle with 'Triton' electric shower above. Radiator and double glazed obscured window to the rear aspect.

Bedroom Two
Double glazed window to the front aspect and radiator.

Bedroom Three
Double glazed window to the front aspect, radiator.

Bathroom
Fitted with a white suite comprising panelled bath with mains shower over, pedestal wash hand basin and low flush WC. Partially tiled walls, radiator, extractor vent and obscured double glazed window to the side aspect.

Outside
To the front of the bungalow is a generous lawned fore-garden with block paved driveway leading to the garage and gated access. Paved pathway leads to the Entrance Door.

The rear Garden is primarily laid to lawn with flower and shrub filled beds and patio seating area. The garden is enclosed by wooden fencing.

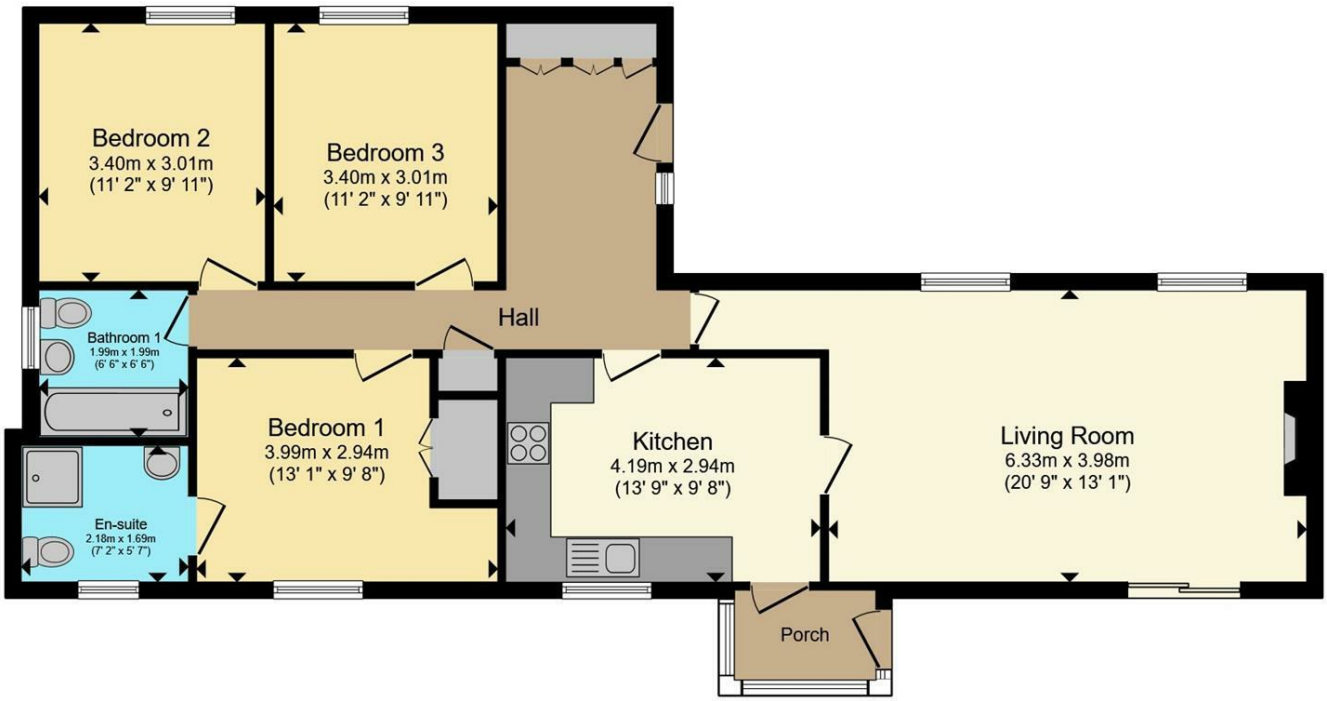
Council Tax Band
We understand that this property is council tax band D. This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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.

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

Floor Plan



Total floor area 96.9 sq.m. (1,043 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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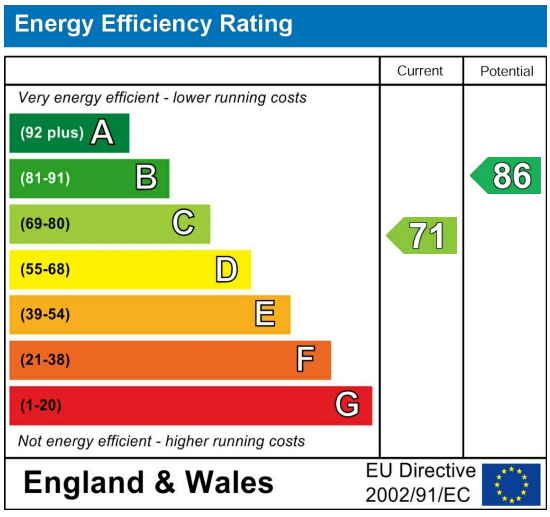

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