



8B Hanley Road Malvern, WR14 4PQ

This well positioned three bedroom semi detached house, offers versatile accommodation and benefits from wonderful views over rooftops to the Severn Valley. In brief the accommodation comprises Entrance hall, Two Bedrooms, Bathroom and Utility. Whilst to the first floor is an Open Plan Living Dining Room with exposed timbers, Kitchen and further Bedroom with Ensuite Shower Room. This property further benefits from gas central heating, double glazing, garage, driveway parking and an enclosed rear Garden. Offered for sale with no onward chain.

£285,000

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Entrance Hall

Entrance door opens to the Entrance Hall with wood flooring, door to Bedroom Three, opening to the Utility and door to a small cupboard housing the consumer unit.

Utility

5'1" x 3'1" (1.57 x 0.95)

Fitted with base and eye level units with working surface and tiled walls, stainless steel sink unit with mixer tap. Space and plumbing for a washing machine and a continuation of the wood flooring.

Bedroom Three

17'6" x 16'2" (5.35 x 4.94)

From the Entrance Hall door opens to Bedroom Three with dual aspect double glazed windows to the side and front aspect, radiator and fitted shelving.

Secondary Hallway

From the Entrance Door, step up to the Secondary Hallway with doors off to Bedroom Two and Bathroom, further door to the stairs rising to the First Floor with understairs storage cupboard and radiator.

Bedroom Two

10'0" x 14'6" (3.05 x 4.43)

Double glazed window to the front aspect, radiator and door to a large storage cupboard housing the combination boiler and shelving.

Bathroom

Fitted with a Duravit suite comprising Close Coupled WC, washbasin and pedestal and bath with power shower. Fully tiled walls, coving to ceiling, spotlighting and tiled flooring. Zehnder heated towel rails with thermostatic controls. Door to useful storage cupboard housing shelving.

Living Dining Room

15'2" x 19'11" (4.63 x 6.08)

A spacious and bright room with exposed beams, a particular feature of this room is the open fire with wood mantle, tiled hearth and surround. Two large floor standing column radiators, with thermostatic radiator valves. Large double glazed bay window to the front aspect providing stunning views over rooftops to Bredon Hill and double glazed doors to the Courtyard Garden. Access to loft space via hatch. Door to:

Kitchen

10'0" x 6'6" (3.05 x 1.99)

Fitted with a range of base and eye level units with working surfaces and tiled walls. One and a half stainless steel sink unit with drainer and mixer tap, five ring gas Leisure Range Master with extractor above. Space and plumbing for an undercounter appliance and further space for a tall appliance. Double glazed window to the side aspect, 'Ladder' style radiator, tile effect flooring and door to:

Bedroom One

13'6" x 10'0" (4.14 x 3.05)

A light room with dual aspect double glazed windows to the front and side aspect providing stunning views over rooftops to Bredon Hill. Radiator and door to Ensuite.

Ensuite

Fitted with a Duravit Close coupled WC, corner basin unit and quadrant enclosure with sliding doors and thermostatic shower. Ladder style towel rail. Extractor fan and mirrored cabinet.

Outside

To the front of the property is parking for one vehicle and access to the Garage

and wood store. Gated side access, outside water and lighting.

To the rear of the property is a Courtyard Garden with a paved seating area and raised beds. The Courtyard is encompassed by red brick wall and mature hedging.

Garage

12'8" x 17'6" (3.88 x 5.35)

Generous sized garage with double doors.

Council Tax Band

We understand that this property is council tax band B.

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.

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.

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.

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

Agents Note

The property has previously been run successfully as an Air B&B as the property offers two bedrooms, a bathroom and a kitchenette and downstairs with a provision to shut the upstairs off separately if wished. Within walking distance of the Three Counties Showground and close to many wedding venues, it offers an affordable option for visitors.



Floor Plan



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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