Denny & Salmond

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Residential Sales & Letting Agents

47 Upper Howsell Road

Malvern, WR14 1TW

This extended semi-detached house is located on Upper Howsell Road and offers accommodation to include, Entrance Hall, Reception Hall, Cloakroom, Kitchen, Living Room and Dining Room. Whilst to the first floor are Four bedrooms and a Bathroom. The property further benefits from double glazing, views of the Malvern Hills and enclosed rear gardens with direct access to a large open space to the rear. The property is within walking distance to many local amenities, Malvern Link train station and is within catchment of popular primary and secondary schools. A viewing is strongly advised to fully appreciate the property and it's location.

Guide Price £290,000

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Entrance Hall
UPVC part glazed door leads into the Entrance Hall, with a double glazed window to the side aspect, wood effect flooring and electric radiator. Double glazed door to the side access and door to Cloakroom. A further glazed door with obscured side panel opens into the Reception Hall.

Cloakroom
Fitted with a white suite comprising, low-level WC and wall mounted basin with tiled splash back. Ceramic tiled flooring, obscured double glazed window to the side aspect and heated towel rail.

Reception Hall
From the Entrance Hall the double glazed door with glazed side panel leads into the Reception Hall. With doors off to the Living Room, Dining Room and Kitchen. Staircase rises to the first floor landing.

Kitchen
10'11" x 7'6" (3.33 x 2.29)
The Kitchen is comprehensively fitted with a range of cream, shaker style, base and eye-level units with wood effect working surfaces and splashback. Drawer units, corner carousel and under cabinet lighting. Stainless steel sink unit with mixer tap, integrated fridge, washing machine and plumbing for dishwasher. Integrated electric double oven, electric hob with stainless steel splashback and extractor hood above. Wood effect flooring, kick space heating, spotlights to ceiling and double glazed window to the front aspect.

Dining Room
10'6" max x 15'8" (3.21 max x 4.79)
Double glazed window to the front aspect, electric radiator, meter cupboard and deep under stairs storage cupboard with ample shelving.

Living Room
15'11" x 15'5" max (4.87 x 4.70 max)
A lovely room with double glazed patio doors leading to the rear garden. Multi-fuel stove inset to the chimney breast, with solid wood mantle and slate hearth. Dado rail, wall and ceinling lighting, coving to ceiling and electric radiator.

First Floor Landing
From the Reception Hall, the staircase rises to the first floor landing, with doors off to all Bedrooms and Bathroom. Access to loft space via hatch with drop down ladder, the loft space also benefits from lighting and power. Useful over stairs storage cupboard housing hot water cylinder and control panel.

Bedroom One
15'3" x 8'2" (4.67 x 2.51)
Double glazed window to the rear aspect, overlooking the garden and with a view towards the Malvern Hills. Full height wardrobes and electric radiator.

Bedroom Two
11'8" x 9'1" (3.58 x 2.78)
Double glazed window to the front aspect, wood effect flooring and electric radiator.

Bedroom Three
11'7" x 6'6" (3.55 x 1.99)
Double glazed window to the front aspect, would effect flooring and electric radiator.

Bedroom Four
12'0" x 7'4" (3.67 x 2.26)
Double glazed window to the rear aspect with views towards the Malvern Hills. Full height fitted wardrobe with mirrored sliding doors and electric radiator.

Bathroom
The Bathroom is fitted with a white suite comprising, panelled bath with Mira Sport electric shower over and glazed screen, pedestal wash hand basin, low-level WC and heated towel rail. Ceramic tiled flooring and obscure double glazed window to the side aspect.

Outside
To the front of the property is off road parking for one vehicle and a pathway which leads to the Entrance Porch. The fore garden is laid to lawn and is enclosed by low ornamental hedging.

The well stocked, West Facing rear garden enjoys a glimpse of the Malvern Hills from the patio seating area which adjoins the rear of the property. Steps up to the lawn with raised borders and a pathway provides access to two timber sheds and a greenhouse. The garden is enclosed by fencing to all sides with a rear gate leading to open space behind.

Council Tax Band
We understand that this property is council tax band C.
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.

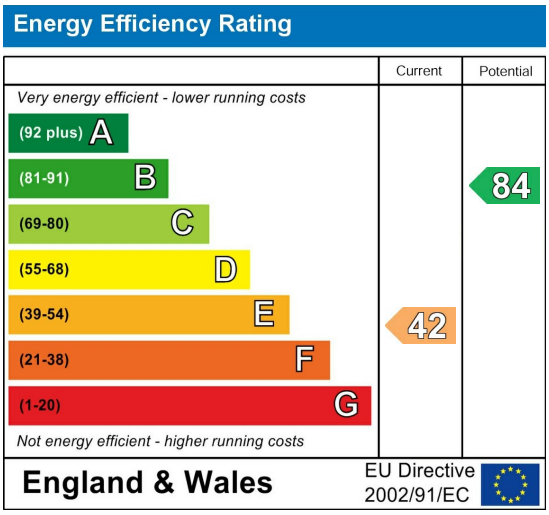
Disclosure
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has 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

Virtual Tour
A virtual tour is available on this property copy this URL into your browser bar on the internet:- https://youtu.be/37FfI-mwfXI?si=k3yruAW7KG-

Floor Plan



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