Denny & Salmond

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Residential Sales & Letting Agents

3 Barley Drive

Malvern, WR14 3TA

This modern two bedroom semi detached property is offered for sale with 75% Shared Ownership.
Situated in a popular residential area, close to excellent local amenities in Barnards Green, within catchment of popular schools and only a short distance away from the train station and Great Malvern. In brief the accommodation comprises; Entrance Hall, Kitchen Dining Room, Living Room and Cloakroom. Whilst to the first floor are Two Bedrooms and Bathroom. Benefitting from double glazing, gas central heating and off road parking for three vehicles. EPC Rating A. This property is offered for sale with no onward chain.

75% Shared Ownership £202,500

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Entrance Hall

Upvc Entrance Door opens into the spacious Entrance Hall with doors off to the Kitchen Dining room, Living Room and Cloakroom. Wood effect flooring throughout, radiator and stairs rise to the first floor landing. A useful understairs storage cupboard with hanging rail and shelving.

Kitchen Dining Room

15'1" x 9'2" (4.60 x 2.81)

Fitted with coloured high gloss eye and base level units with working surfaces. Integrated appliances to include a washer dryer, dishwasher and fridge freezer. Single electric oven, four ring gas hob with stainless steel splashback and extractor above. One and a half stainless steel sink unit with drainer and mixer tap, concealed Vailant gas and central heating boiler, radiator. Wood effect flooring, spotlights to ceiling and dual aspect double glazed windows. Plenty of space for a dining table and double glazed door opening to the well maintained gardens.

Living Room

15'3" x 9'11" (4.65 x 3.04)

A bright room with dual aspect windows to front and to side aspects, overlooking the attractive green space. Wood affect flooring, radiator and Tv point.

Cloakroom

Fitted with a low flush WC, pedestal wash hand basin with mixer tap and tiled splashback. 'Ladder' style radiator, wood effect flooring and extractor fan. Wall mounted consumer unit and Solar power controls.

First Floor Landing

Stairs rise to the first floor with doors off to both bedrooms and bathroom, hatch to insulated loft space via a drop down ladder.

Bedroom One

15'0" x 10'0" (4.59 x 3.06)

A spacious room with a door to a useful storage cupboard with hanging rail and shelving. Radiator and dual aspect double glazed windows, overlooking the green space.

Bedroom Two

15'3" x 9'2" (4.65 x 2.80)

A bright room with dual aspect double glazed windows, overlooking the well maintained gardens, radiator.

Bathroom

The Bathroom is fitted with a white suite comprising panel bath with glazed screen, tiled splashback and mains shower over. Low flush WC, pedestal wash hand basin with mixer tap and tiled splashback. Wall mounted mirror cabinet, shaver socket, 'ladder' style radiator, extractor and wood effect flooring.

Outside

To the front of the property is ample parking for 3 vehicles, a paved pathway leads to the Entrance Door with a slate boarder adjoining the property. Gated side access, outside lighting and socket.

To the rear of the property the garden is predominantly laid to lawn with Malvern stone and shrub filled boarders and a paved seating area adjoining the property. A further stone pathway leads to space for a garden shed. Timber fencing and red brick wall surrounds the garden, with outside lighting, water and gated side access to the front of the property.

Solar Panels

This property is being offered for sale with a Solar system. These panels belong to the property and the new owner will benefit from the savings. Should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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.

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

Shared Ownership

Denny and Salmond are pleased to offer for sale a 75% share of this property.
The rent to the housing association is £153.19 per month, with a monthly service charge of £32.60.

In order to proceed, any potential purchaser would need to complete an application form and be approved by Platform Housing.

Local Connection

For the first eight weeks of marketing Platform Housing extend a preference to applicants with a 'Local Connection' to the parish, and then if necessary for the next two weeks preference will be extended to applicants with a Local Connection to the adjoining Parishes, followed by the relevant District area. After eight weeks the property may be allocated to an applicant registered on Home Choice Plus, who has a need for affordable housing in the UK. Full details of this criteria is available from the office of Denny & Salmond and can be supplied to any interested party.

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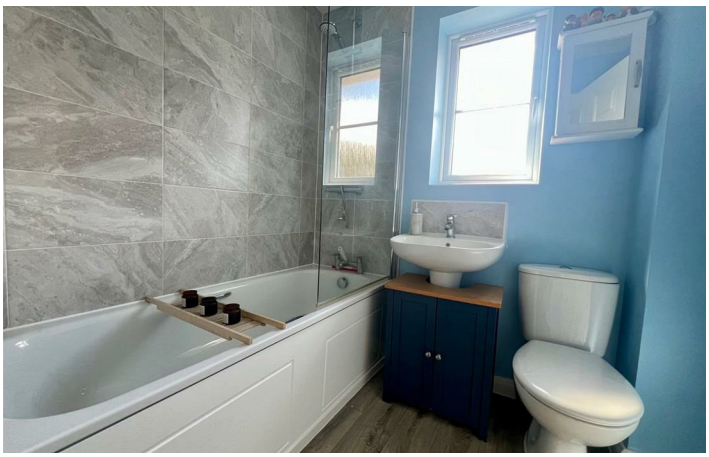
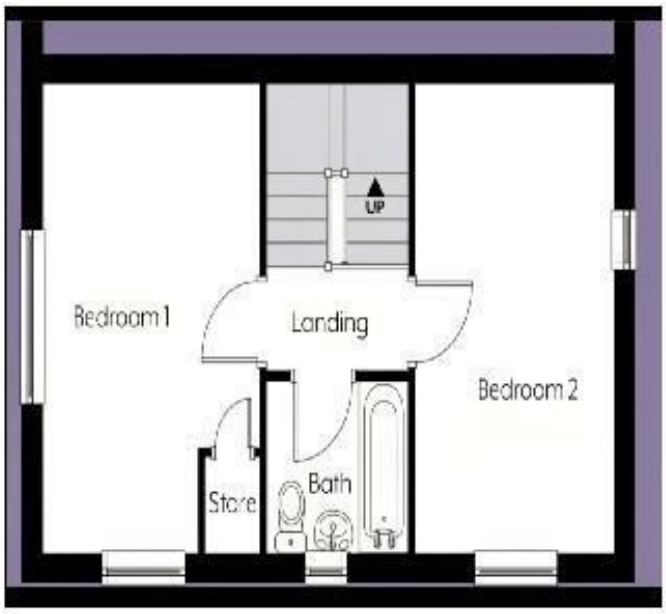
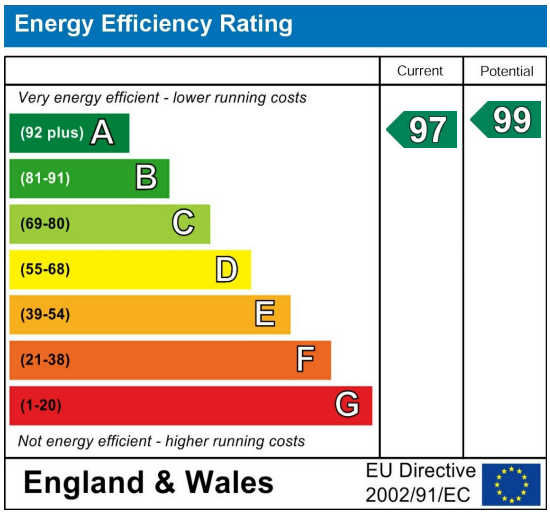


Floor Plan





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.