Denny & Salmond

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Residential Sales & Letting Agents

Beech Cottage 190 Worcester Road

Malvern, WR14 1AG

Nestled in the heart of Malvern Link, this extended charming semi-detached Cottage located on Worcester Road offers a delightful blend of original features and modern updates. Set back from the main road at the end of a shared private drive this property is conveniently close to local amenities to include shops, pubs, schools, transport links, cafes and more.

The property briefly comprises of Entrance Hall, Living Room, Open Plan Kitchen Dining Room, Utility and Cloakroom. Whilst to the first floor are Three Bedrooms and Bathroom, outside is a south facing enclosed Garden. The property retains many of its original features, adding to its unique charm and character. This home is ideal for those who appreciate the beauty of traditional architecture while enjoying the benefits of modern living. The property further benefits from recently installed double glazed windows, re-fitted Kitchen, Utility, Cloakroom and Bathroom.

Guide Price £285,000

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Entrance Hall

Open porch and wooden stable door opens to the Entrance Hall with tiled flooring, radiator, opening to the Living Room and door to the Kitchen Dining Room. Archway leads to the Utility, door to understairs storage cupboard and stairs rise to the First Floor Landing.

Living Room

10'7" x 11'1" (3.24 x 3.40)

With engineered oak flooring, a particular feature of this room is the log burner with solid oak mantle, brick hearth and surround. Double glazed multi pained window to the front aspect.

Open Plan Kitchen Dining Room

Spacious Open Plan Kitchen Dining Room.

Kitchen

9'10" x 6'8" (3.01 x 2.05)

The re-fitted Kitchen now comprises a range of matte colour fronted base and eye level units with solid oak working surfaces and upstand. Integrated dishwasher, single electric oven with four ring gas hob with aluminum splashback and extractor fan above. Space for a tall appliance, under unit Belfast sink with mixer tap, double glazed window to the side aspect, spotlighting and tiled flooring.

Dining Area

11'1" x 11'0" (3.39 x 3.36)

A light and bright room with ample space for a dining table and continuation of the tiled flooring, and double glazed multi painted window to the front aspect looking out to the well-maintained Garden. Radiator and door to the Entrance Hall and wooden stable door to the parking.

Utility

6'8" x 4'11" (2.04 x 1.52)

From the Entrance Hall wooden door opens into the Utility with door to the Cloakroom and tiled flooring throughout. Fitted with eye level open cupboards, base level units and and solid oak working surfaces, under unit ceramic sink unit with Swan neck mixer tap and tiled splashback. Space and plumbing for a washing machine and space for a further undercounter appliance. Double glazed window to the side aspect.

Cloakroom

Fitted with a two in one low flush WC with inset wash hand basin and mixer tap. Tiled walls, engineered oak flooring, extractor fan to wall, radiator and Wall mounted Worcester Bosch Boiler.

First Floor Landing

Stairs rise to the First Floor Landing with a double glazed obscured window to the rear aspect. Wood doors to all rooms and a further door to the Airing cupboard currently housing slatted shelving.

Bedroom One

11'6" x 11'1" (3.53 x 3.40)

Double glazed multi painted window to the front aspect providing views over rooftops towards the Malvern Hills. Oak doors to a large fitted wardrobe with hanging rail and shelving, engineered oak flooring, radiator and original open fire. Access to the loft space via hatch.

Bedroom Two

11'6" x 11'5" (3.51 x 3.48)

Double bedroom with engineered oak flooring, radiator and double glazed multi pained window to the front aspect overlooking the well-maintained Garden.

Bedroom Three

9'10" x 6'8" (3.01 x 2.05)

Currently used as an office with original wood floor boards throughout and exposed beam, radiator and double glazed multi painted window to the side aspect.

Bathroom

Fitted with a white suite comprising low flush WC, vanity sink unit with cupboards below, mixer tap and tiled splashback with illuminated mirror above. Shower cubicle with aqua boarding, glazed screen and waterfall mains shower over. Bath with mains shower attachment. Double glazed obscured window to the rear aspect, extractor fan to wall, decorative tiled flooring.

Outside

Outside there is parking for two vehicles accessed down the shared private drive, a pathway leads to the gated access and door to the Kitchen with outside water tap. Encompassed by timber fencing ,the Garden is laid to stone for ease of maintenance with a paved seating area and raised beds filled with mature hedging to create privacy with a timber shed and porch to the Entrance Door.

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

HOME

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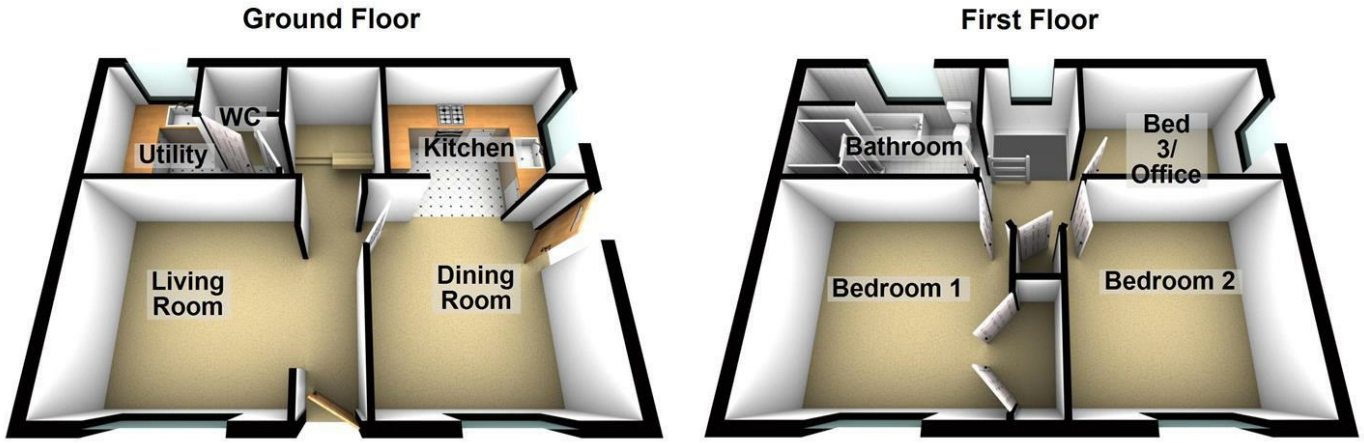
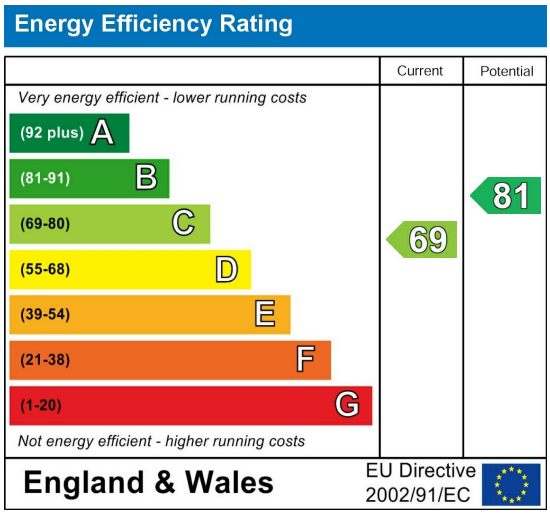
THE
LAUNDRY CO.

Floor Plan



190 Worcester Road, Malvern



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