



## 41 Meadway, Malvern, WR14 1SB

£310,000

Situated in a convenient location in the heart of Malvern, this 2-bedroom bungalow features a spacious layout with a comfortable living area, a well-appointed kitchen, and two bedrooms. The property includes a garage for secure parking, a private rear garden for outdoor relaxation, and a large side garden offering plenty of space for possible expansion or enjoyment. Perfect for those seeking a peaceful, low-maintenance home with ample outdoor space.

### **Entrance Hall**

Ceiling light, loft hatch. Doors to Kitchen, Lounge, Bedrooms 1 & 2 and Bathroom.

### **Loft**

Fully insulated, houses boiler.

### **Kitchen**

2 x Ceiling lights, large windows to side and rear aspect, fully-fitted kitchen units, washer, dryer and dishwasher, large gas hob & oven, single bowl sink and drainer, power sockets, openreach hub, partly tiled walls, extractor fan and air vents, laminate flooring. Door to rear aspect & dining room.

### **Dining Room**

Ceiling light, French doors to rear, wall light, open-plan layout with the lounge, radiator, power sockets, carpet flooring.

### **Living Room**

Ceiling light, tunnel light, 2 x wall lights, open-plan with dining room, feature fireplace, radiator, power sockets, carpet flooring. Frosted window and door into hallway.

### **Bedroom One**

Ceiling light, spotlights, window to front aspect, radiator, built-in storage cupboard, power sockets, carpet flooring.

### **Bedroom Two**

Spotlights, window to front aspect, power sockets, radiator, wood-effect laminate flooring.

### **Shower Room**

Ceiling light, shower unit, tiled walls, chrome heated towel rail, vanity cupboard, wash-hand basin, vinyl flooring, W/C, frosted window, extractor fan.

### **Garage**

Strip light, electrics, power sockets, frosted window, concrete floor, space for a medium sized car or storage.

### **Garden**

This bungalow benefits from a private, enclosed rear garden as well as a large side garden stretching the length of the boundary, and a small front garden. There is a pathway from the front of the property, as well as from the driveway & garage.

### **Council Tax Band**

We understand that this property is council tax band

C.

This information may have been obtained via [www.voa.gov.uk](http://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.

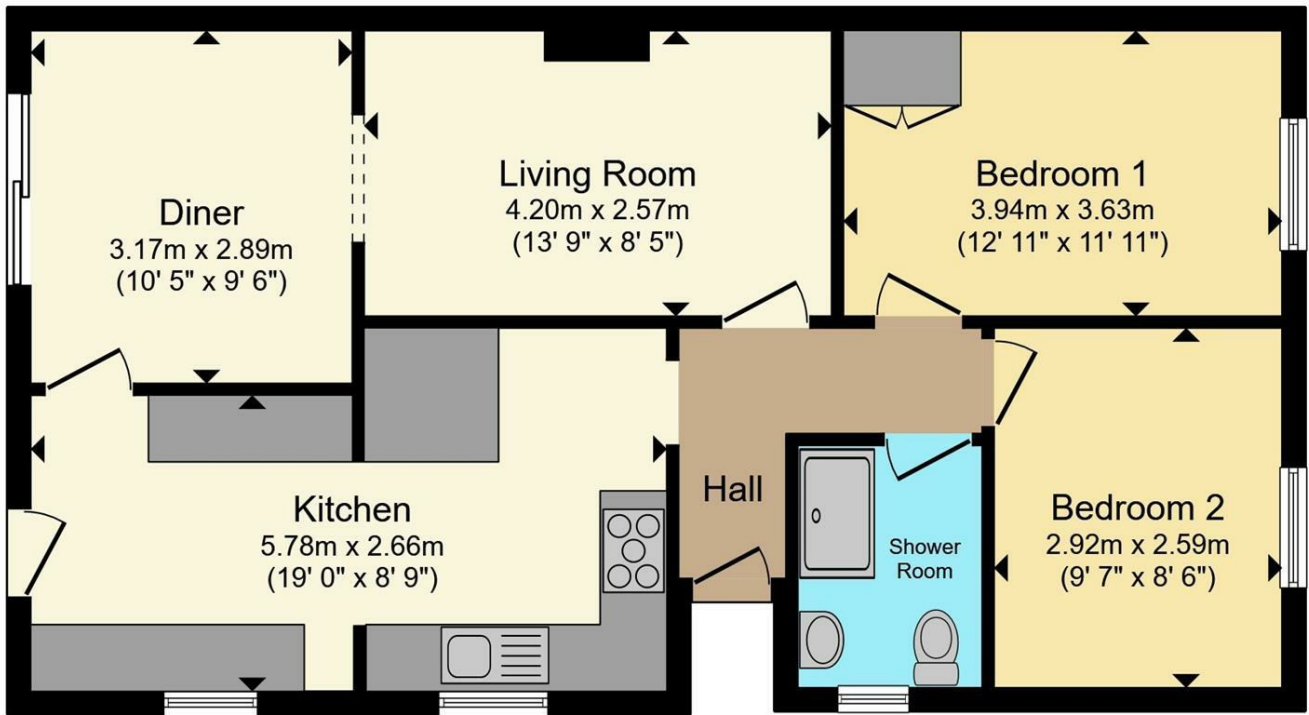
### **Money Laundering Regulations**

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

### **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.

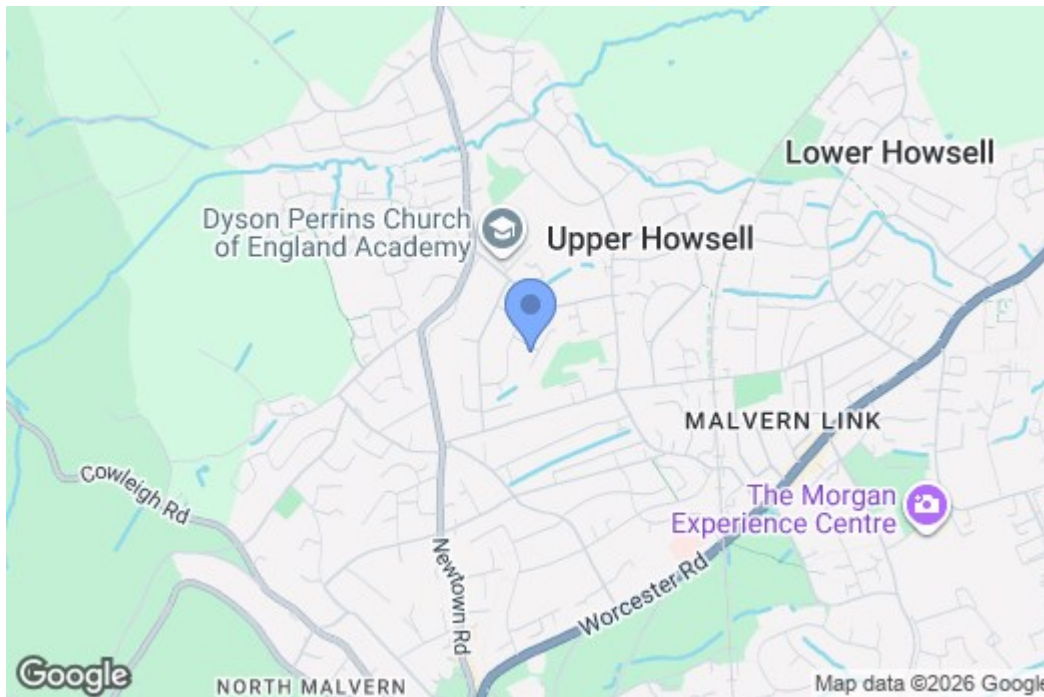
## Floor Plan



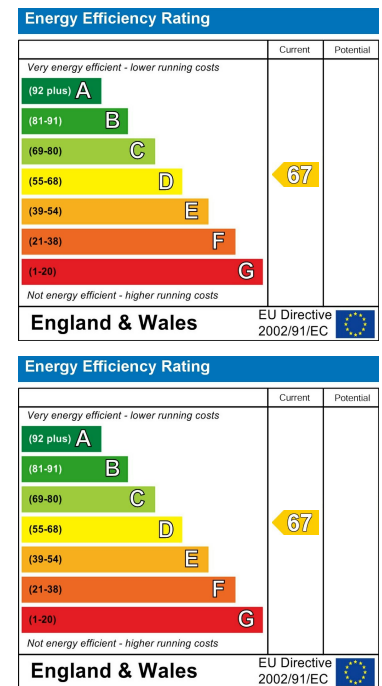
Total floor area 65.3 m<sup>2</sup> (703 sq.ft.) approx

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.propertybox.io

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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