



## 16 Cromwell Road Worcestershire, WR14 1NA

Situated in a prime location within walking distance to the amenities of Malvern Link and railway station, this detached bungalow offers spacious versatile accommodation to include, Open Porch, Entrance Hall, Kitchen, Living Room, Dining Room, Conservatory, Two Spacious Bedrooms and a Bathroom with Separate Shower. One of the standout features of this property is the ample driveway parking, along with the detached single garage. This delightful bungalow further benefits from double glazing, gas fired central heating and a well maintained rear garden. This property is offered for sale with no onward chain.

Floor Plan Awaited

**£335,000**

# 16 Cromwell Road

## Worcestershire, WR14 1NA



### Open Porch

An Open Porch provides access to the Entrance Door with lighting.

### Entrance Hall

Part glazed entrance door opens into the extensive Entrance Hall with doors off to all rooms and a door to a useful storage cupboard, wood effect flooring throughout. Access to boarded loft space, with a light, via hatch and drop down ladder.

### Kitchen

15'8" x 8'9" (4.78 x 2.67)

The Kitchen is fitted with a range of base and eye level units with working surfaces and tiled splashback. One and a half stainless steel sink unit with drainer and swan neck mixer tap, double electric slot in oven with four ring hob and extractor above. Concealed Worcester Bosch boiler and wall mounted consumer unit. Freestanding washing machine and tall fridge freezer. Dual aspect double glazed windows to the front and side aspect, part glazed door provides access to the side of the property. Radiator.

### Living Room

13'8" x 10'4" (4.18 x 3.15)

A bright Living Room with a feature gas fire with coal effect, set into a stone hearth, mantle and surround. Coving to ceiling, radiator and double glazed bay window to the front aspect.

### Dining Room/ Occasional Bedroom

13'7" x 10'1" (4.16 x 3.08)

A versatile room that could be used as an Occasional Bedroom. Wood effect flooring, radiator, large double glazed window to the side aspect, and double glazed doors opening to the Conservatory.

### Conservatory

12'5" x 12'4" (3.79 x 3.78)

Upvc constructed conservatory on a brick base with tiled flooring, wall mounted electric heater and power points. Double glazed windows to the rear and side aspects, double glazed patio doors opening to the rear garden.

### Bedroom One

13'1" x 11'4" (4.00 x 3.47)

Spacious double bedroom with radiator and large double glazed window to the rear aspect providing views of the well-maintained rear garden.

### Bedroom Two

11'8" x 10'5" (3.57 x 3.20)

Radiator and double glazed window to the side aspect.

### Bath Room with separate Shower

Fitted with a white suite comprising bath with mixer tap and tiled splashback, corner shower cubicle with glazed screen, tiled surround and mains shower over. Vanity sink unit with cupboards below and low flush WC. Spot lighting, wood effect flooring, radiator and obscured double glazed window to the side aspect.

### Outside

To the front of the property is laid to stone providing parking for numerous vehicles, with additional parking to the side of the property accessed via iron gates. A paved path leads to the entrance porch with a variety of mature shrubs and hedges.

The rear garden is predominantly laid to stone for ease of maintenance, with a patio area adjoining to the property with a paved path leading to the detached single garage, adjoining the back of the garage is a lean-to greenhouse. Gravel borders with brick built raised beds. Enclosed by timber fencing with a side opening leading to the front of the property with outside lighting and water.

### Detached Garage

15'11" x 8'5" (4.87 x 2.59)

Detached single Garage with an up and over door, power and lighting.

### 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.

### Council Tax Band

We understand that this property is council tax band D.

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.

### 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.



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.

