Denny & Salmond

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Residential Sales & Letting Agents

# 31 Charlock Road

## Malvern, WR14 3SR

Shared Ownership.
This modern three bedroom semi detached property is offered for sale with 40% 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, living dining room and cloakroom. Whilst to the first floor are three bedrooms and bathroom. Benefitting from double glazing, gas central heating, off road parking and a larger than average rear garden. EPC Rating A. An Internal viewing is strongly adivsed.

## 40% Shared ownership £114,000

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**Entrance Hall**

Hardwood door opens into the Entrance Hall with doors off to the Kitchen, Cloakroom and Living Dining Room. Door to a very useful understairs storage cupboard, radiator and wood effect flooring. Stairs rise to the First Floor.

**Kitchen**

10'2" x 9'6" (3.1m x 2.9m)

Fitted with coloured high gloss eye and base level units with working surfaces. Integrated appliances to include a washing machine, dishwasher and fridge freezer. Single electric oven, four ring gas hob with stainless steel splashback and extractor above. Concealed Vailant gas central heating boiler, spotlights, radiator, wood effect flooring and double glazed window to the front aspect.

**Living Dining Room**

16'8" x 12'11" (5.1m x 3.95)

A light spacious room with double glazed window and double glazed French doors opening out to the rear garden. Continuation of wood effect flooring and two radiators.

**Cloakroom**

Fitted with a white suite comprising, low flush WC and pedestal wash hand basin with tiled splashback. Chrome "ladder" style radiator, wall mounted electric fuse board and workings for the solar panels. Extractor and wood effect flooring.

**First Floor**

From the Entrance Hall, stairs rise to the First Floor, a spacious landing with doors off to all Bedrooms and Bathroom. Access to roof space via hatch with drop down ladder.

**Bedroom One**

13'5" x 10'2" (4.1m x 3.1m)

Two double glazed windows to the front aspect, fitted wardrobes, feature wall panelling and door to a generous cupboard. Radiator.

**Bedroom Two**

10'2" x 10'0" (3.1m x 3.05m)

With a double glazed window to the rear aspect overlooking the rear garden and across to open countryside beyond. Radiator.

**Bedroom Three**

9'10" x 6'3" (3.02m x 1.91m)

Double glazed window to the rear aspect overlooking the rear garden and across to open countryside beyond. Radiator.

**Bathroom**

Fitted with a white suite comprising, low flush WC, pedestal wash hand basin and panelled bath with glazed shower screen, shower over and tiled walls. Obscured double glazed window to side aspect, chrome "ladder" style radiator and wood affect flooring. Extractor to ceiling.

**Outside**

To the rear of the property is a larger than average, garden predominantly laid to lawn with a paved patio area adjoining the property and a further barked play area at the rear. Timber fencing surrounds the garden with gated side access to the front of the property and parking.

To the front of the property is a paved pathway leading to the front door. Tandem style driveway to the side of the property, providing off road parking for two vehicles.

**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.

**Leasehold**

Our client advises us that the property is Leasehold on a 125 year Lease commencing on 2021. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

**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

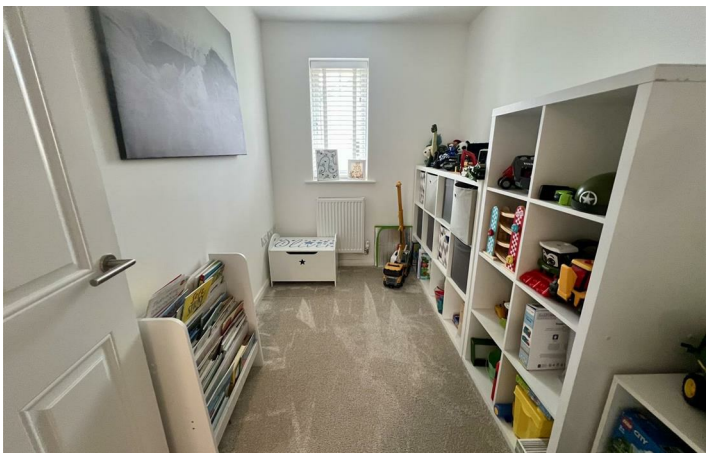
**Shared Ownership**

Denny and Salmond are pleased to offer for sale a 40% share of this property. The rent to the housing association is £448.20 per month, with a monthly service charge of £35.09.

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

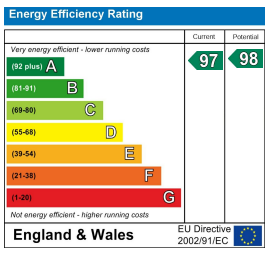
**Local Connection**

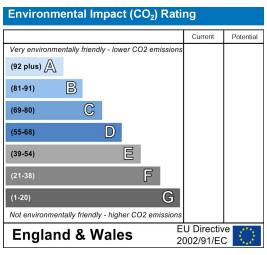
For the first two weeks of marketing Platform Housing extend a preference to applicants with a 'Local Connection' to the parish, and then if necessary for the next two weeks preference will be extended to applicants with a Local Connection to the adjoining Parishes, followed by the relevant District area. After 8 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.



KITCHEN
DANCING

# 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.

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