Denny & Salmond

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Residential Sales & Letting Agents

14 Wilson Gardens

Malvern, WR14 3FE

Located in a popular residential area on the outskirts of Barnards Green bordering open countryside, this three bedroom detached property has been beautifully enhanced by the current owners. Built by Lioncourt developers in 2020, the accommodation in brief comprises, entrance hall, living room, kitchen dining room, utility and wc. Whilst to the first floor are three bedrooms en-suite shower room and bathroom. With a beautiful rear garden, driveway parking for several vehicles and a garage.

In summary, this detached house in Wilson Gardens is a wonderful opportunity for anyone looking to enjoy a serene lifestyle in a picturesque environment. With its modern features and spacious layout, it is sure to appeal to a wide range of buyers.

£375,000

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Entrance Hall

A paved pathway with low box hedging leads to the front door. Opening into the Entrance Hall with doors off to the Kitchen Dining Room, WC and Living Room. Radiator and stairs rise to the First Floor.

Living Room

18'6 x 10'1 (5.64m x 3.07m)

The light and spacious Living room has two double glazed windows to the side aspect and a further double glazed window to the front aspect overlooking open countryside. Two radiators.

Kitchen Dining Room

18'6 x 9'1 (5.64m x 2.77m)

The Kitchen area is fitted with a range of base and eye level Alto Gloss Pearl Grey units and drawers with working surfaces. Double electric oven with four ring gas hob, stainless steel splashback and extractor above. Composite sink unit with drainer and mixer tap, integrated dishwasher, fridge freezer and double glazed window to the rear aspect overlooking the rear garden. Door to the Utility Room.

The Dining area has double glazed French doors opening out to the rear garden, wood effect flooring throughout and radiator.

Utility

6'9 x 5'6 (2.06m x 1.68m)

The Utility room is fitted with Alto Gloss Pear Grey base level units with working surfaces above. Integrated washer dryer and concealed "Ideal" combination boiler. Radiator, continuation of flooring from the Kitchen and door to a useful storage cupboard housing the workings of the Solar Panels.

WC

The WC is fitted with a white suite comprising, pedestal wash hand basin with tiled splashback and low flush WC. Chrome "ladder" style radiator, extractor to ceiling and wood effect flooring.

First Floor

From the Entrance Hall, stairs rise to the First Floor landing. With doors off to all Bedrooms and Bathroom. Access to loft space with drop down ladder, radiator and double glazed window to the front aspect providing views over open countryside.

Bedroom One

14'3 x 9'0 (4.34m x 2.74m)

Dual aspect double glazed window to the front and side aspects, TV point and radiator. Door to En-Suite Shower Room.

En-Suite Shower Room

Fitted with a white suite comprising floating wash hand basin with tiled splashback, low flush WC and double walk-in shower cubicle with tiled walls and glazed sliding door. Chrome "ladder" style radiator, extractor to ceiling, shaver point and obscure double glazed window to the side aspect.

Bedroom Two

10'7 x 10'1 (3.23m x 3.07m)

Double glazed window to the side aspect, overlooking countryside, Radiator and TV point.

Bedroom Three

10'6 x 8'0 (3.20m x 2.44m)

Double glazed windows to the front and side aspects providing beautiful views. Double wardrobe with mirrored sliding doors and radiator.

Bathroom

The Bathroom is fitted with a white suite comprising, floating wash hand basin with chrome mixer tap and tiled splashback, low flush WC and panel bath with brick effect tiled walls, shower attachment and glazed screen. Obscure double glazed window to the rear aspect, extractor to ceiling and chrome "ladder" style radiator.

Garage

The garage has an up and over door to the driveway parking, power and light.

Outside

The garden to the rear of the property has been thoughtfully planted and now creates a depth of colour. Predominantly laid to lawn with a paved patio area adjoining the property and a raised decked area, currently housing a hot tub (not included), with a timber framed pergola with adjustable cover. Wall and timber fencing encompasses the garden with a paved pathway, with a trellis screen, leads to the driveway parking.

To the front of the property is a paved pathway leading to the front door, a variety of low box hedging. To the side and front of the property is open space providing access to countryside walks and with no passing traffic.

Solar Panels

This property is being offered for sale with Solar Panels. 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 D.
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.

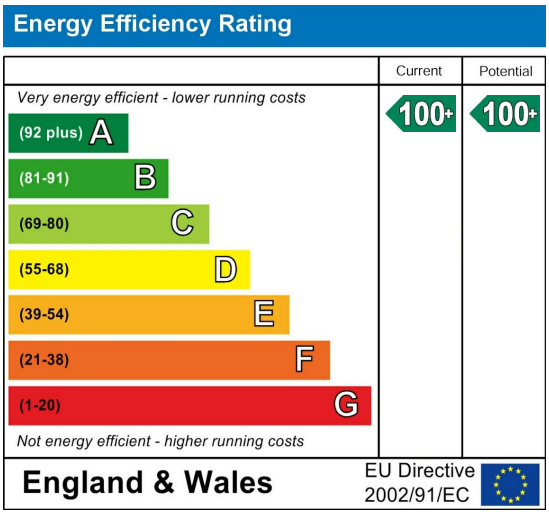
Freehold

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

Floor Plan



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