Denny & Salmond

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Residential Sales & Letting Agents

6 Birchwood Road

Malvern, WR14 1LD

Located in a popular residential area, within catchment of local primary and secondary schools, this detached property in brief comprises, entrance hall, two reception rooms, kitchen dining room, utility and WC. Whilst to the first floor are four bedrooms, bathroom and shower room. With front and rear gardens, driveway parking for several vehicles and a garage. With double glazing throughout and gas central heating.

This property presents an exceptional opportunity for those looking to settle in Malvern while enjoying the comforts of a spacious family home.
EPC Rating C

Guide Price £450,000

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Entrance Hall
A covered porch with part glazed door and sides, open in to the Entrance Hall. With doors off to the Living Room, Reception Room and Kitchen Dining Room. Radiator, dado rail, coving to ceiling, under stairs storage and stairs rise to the First Floor.

Living Room
15'5" x 12'9" (4.70m x 3.91m)
A particular feature of this room is the multi-fuel stove inset to the chimney breast with wooden mantle and tiled hearth, perfect for those cooler evenings. Double glazed window to the side aspect and a large double glazed window to the front aspect. Radiator and coving to ceiling.

Reception Room
15'11" x 8'10" (4.87m x 2.71m)
A versatile room, which has historically been used as a children's Playroom, Bedroom and is now a second Reception Room. Double glazed window to the front aspect, radiator and coving to ceiling.

Kitchen Dining Room
25'7" x 10'6" (7.81m x 3.21m)
Fitted with base and eye level units and drawers, working surfaces and tiled splashback. Eye level double electric oven, four point electric hob and stainless steel sink unit with drainer and mixer tap. Space and plumbing for a dishwasher, spot lights to ceiling, door to a pantry style cupboard housing shelving and space for an under-counter appliance. Door to the Rear Lobby.

The Dining Area has a breakfast bar adjoing the kitchen units with space for seating below, plenty of room for a dining table and double glazed sliding doors opening to the rear garden.

Rear Lobby
9'1" x 6'8" (2.78m x 2.05m)
From the Kitchen area, part glazed door opens to the Rear Lobby. With doors off to the Utility, WC and courtesy door to the Garage. Double glazed windows to the rear garden, radiator and sliding double glazed door out to the adjoining patio seating area.

Utility Room
5'7" x 3'7" (1.72m x 1.11m)
The Utility has space and plumbing for a washing machine, double glazed window to the rear aspect and radiator.

WC
Fitted with a white suite, comprising low flush WC and floating wash hand basin with tiled splashback.

First Floor
From the Entrance Hall, stairs rise to the First Floor. With doors off to all Bedrooms, Bathroom and Shower Room. Radiator, double doors open to the Airing Cupboard, housing Worcester Combination boiler and slatted shelving for storage. Access to loft space via hatch.

Bedroom One
11'5" x 11'2" (3.48m x 3.41m)
Double glazed window to the front aspect, providing views over rooftops and towards the Malvern Hills. Radiator and built in double wardrobe.

Bedroom Two
13'7" x 8'10" (4.15m x 2.71m)
Double glazed window to the front aspect, providing views over rooftops and towards the Malvern Hills. Radiator and built in double wardrobe.

Shower Room
Fitted with a white suite comprising, low flush WC, pedestal wash hand basin and double walk in shower cubicle with waterfall effect shower head and glazed sliding door. Two obscured double glazed windows to the rear aspect, chrome "ladder" style radiator and fully tiled walls and flooring.

Bedroom Three
13'7" x 8'9" (4.15m x 2.67m)
Double glazed window to the rear aspect overlooking the rear garden, built in double wardrobe and radiator.

Bedroom Four
10'2" x 6'11" (3.10m x 2.11m)
Double glazed window to the front aspect, with views over rooftops and towards the Malvern Hills. Built in single wardrobe, radiator and coving to ceiling.

Bathroom
The Bathroom is fitted with a corner bath with mixer tap and shower attachment, low flush WC and pedestal wash hand basin. Partially panelled walls, radiator and obscured double glazed window to the rear aspect.

Garage
19'5" x 9'6" (5.94m x 2.92m)
With up and over door to the driveway parking and courtesy door to the Rear Lobby. Power and lighting.

Outside
The Garden to the rear is predominantly laid to lawn with a paved patio area adjoining the property and a further hardstanding to the rear. Shrub and plant filled border to the side and the garden is encompassed by timber fencing. With outside lighting, tap and gated side access leading to the front.

To the front of the property are two driveway parking areas, providing space for several vehicles. The fore-garden is predominantly laid to lawn, with a low brick wall and several shrubs and flowers provide colour.

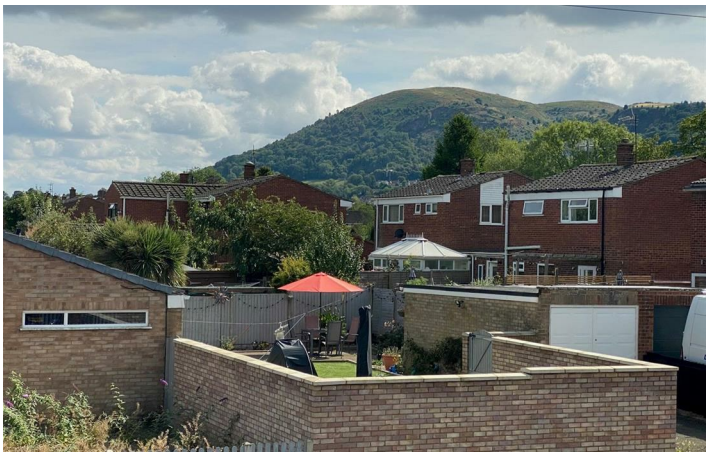
Council Tax Band
We understand that this property is council tax band E.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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.

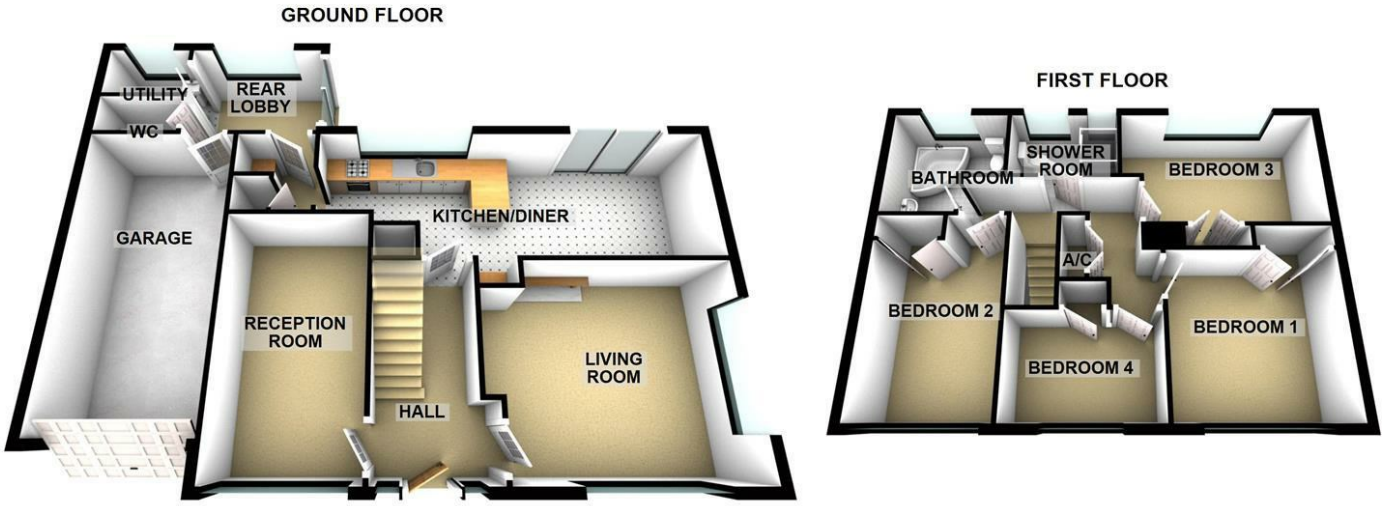
Freehold
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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

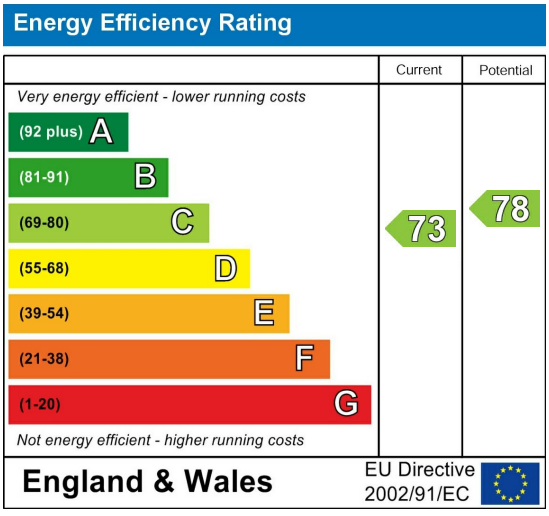
Virtual Viewing
A virtual tour is available on this property copy this URL into your browser bar on the internet :- https://youtu.be/7vpbb0xCE6E?



Floor Plan



6 BIRCHWOOD ROAD, MALVERN



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