



102 West Malvern Road

Malvern, WR14 4NB

Situated in the popular and sought after location in West Malvern and within easy reach of local amenities, transport links and the Malvern Hills. This delightful semi-detached house offers accommodation to include Entrance Hall, Living Room, Kitchen, Two Bedrooms and to the Lower Ground Floor a Bathroom/Utility. This property further benefits from gas central heating, double glazing and enclosed rear gardens with picturesque views of The West Malvern playing fields and Herefordshire beyond. Whether you are a first-time buyer or looking to downsize, this could be the property for you. For sale with no onward chain.

£240,000

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Entrance Hall

Part glazed entrance door opens into the Entrance Hall, with floor to ceiling double glazed obscured window to the side aspect. Opening to the Living Room.

Living Room

10'9" x 11'0" (3.29 x 3.36)

A particular feature of this room is the log burning stove with wooden mantle, red brick surround and tiled hearth. Double glazed window to the front aspect, upright radiator, door to the Kitchen and stairs rising to the First Floor Landing.

Kitchen

8'2" x 10'8" (2.49 x 3.27)

Fitted with a range of cream fronted base and eye level units with wood working surfaces and tiled splashback. One and a half bowl stainless steel sink unit with drainer and 'Swan;' neck mixer tap. Integrated slim line dishwasher and space for a tall appliance. Single electric oven with four ring induction hob and extractor above. Kaendean LVT flooring throughout, radiator and double glazed window to the rear aspect providing breath taking views of the West Malvern playing fields and Herefordshire beyond.

First Floor Landing

From the Living Room, stairs rise to the First Floor Landing with doors off to both Bedrooms and double glazed window to the side aspect.

Bedroom One

8'2" x 10'10" (2.51 x 3.31)

Double Bedroom with door to a large Airing cupboard housing slatted shelving. Radiator and double glazed window to the rear aspect providing stunning views of the West Malvern playing fields and Herefordshire beyond.

Bedroom Two

10'11" x 11'11" (3.34 x 3.65)

Door to a large storage cupboard housing the Worcester Bosch boiler and shelving. Radiator and double glazed window to the front aspect.

Lower Ground Floor

Stairs descend to the Lower Ground Floor with a part glazed door to the Garden, door to the Shower room / Utility and understairs storage.

Shower Room / Utility

Fitted with a white suite comprising corner shower cubicle with glazed screen, tiled splashback and electric shower. Low flush WC, pedestal wash hand basin with wall mounted mirror cabinet above.

Double glazed obscured window to the rear aspect. Space and plumbing for a washing machine, spotlighting, extractor fan, radiator.

Outside

From West Malvern Road, Iron gate and steps lead down to the Fore garden which comprises many mature shrubs and hedges. Pathway leads to the Entrance door and gated side access.

To the rear of the property a large paved patio adjoins to the property providing an ideal seating area to enjoy the sweeping views of the West Malvern playing fields. Wrought iron fencing surrounds the paved seating area, a single glazed muti panel lean to provides additional storage and access to the Lower Ground Floor. From here steps lead down to the lower Garden with numerous mature shrubs, hedges and a fig and apple tree, paved steps lead down to the end of the Garden. The garden is encompassed by mature hedging and wire fencing.

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.

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

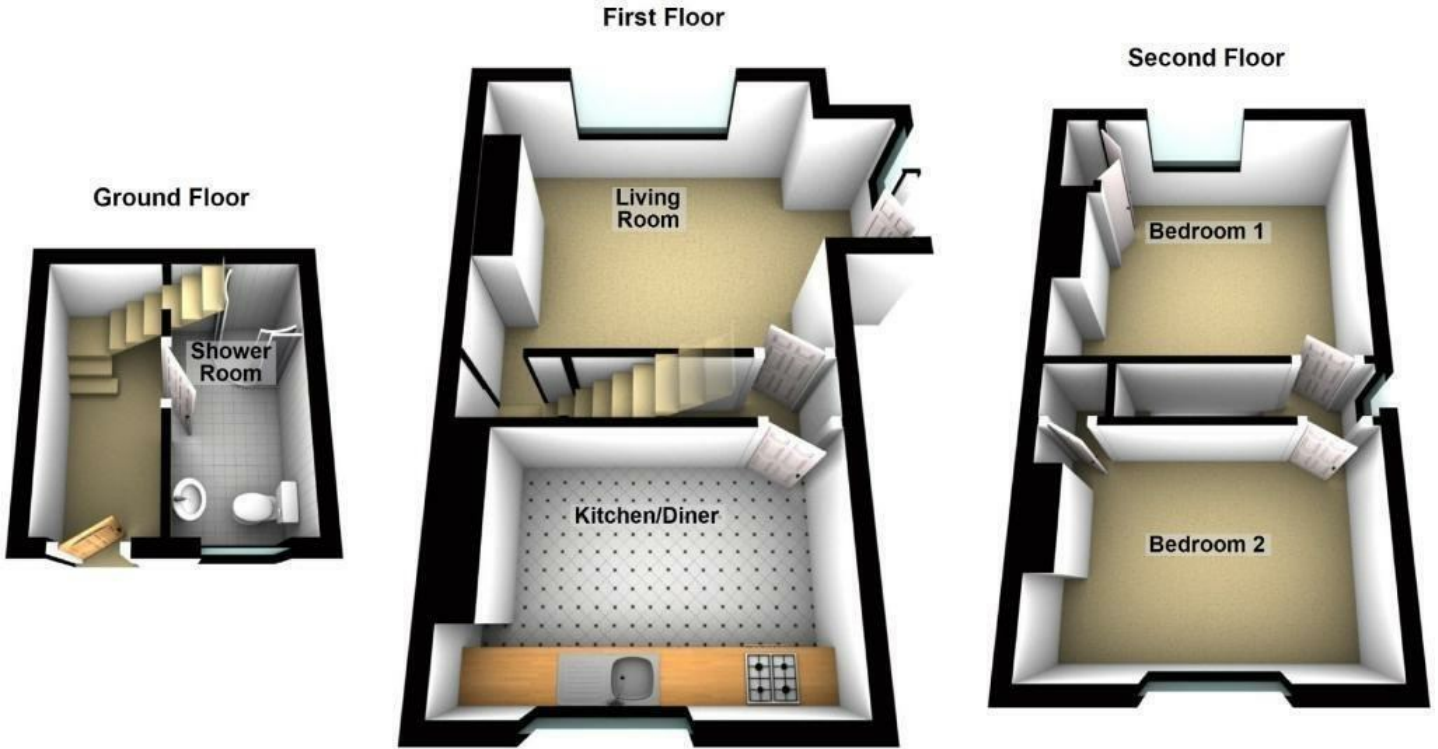
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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



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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		42	82