Denny & Salmond

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Residential Sales & Letting Agents

76 Court Road

Malvern, WR14 3EG

Located in a popular residential area, close to the local amenities of Barnards Green and Great Malvern Railway, this extended semi-detached house offers a perfect blend of classic elegance and modern versatility. Retaining many original features, spread across three floors, in brief the accommodation comprises, five well-proportioned Bedrooms, Two Bathrooms and Two Reception Rooms, with an extended Kitchen Dining Room, this home provides ample accommodation for families or those seeking extra space for guests. The property further benefits from an enclosed rear garden, driveway parking at the front of the property, gas central heating and double glazing. This home is a rare find in such a desirable location. EPC awaited.

£595,000

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Reception Hall
Part glazed door opens into the spacious Reception Hall, with decorative coving, ceiling rose, picture rail and herringbone wood flooring throughout. Doors off to the Play Room, Living Room, Kitchen Dining Room and Cloakroom. A further door opens to a large understairs storage cupboard.

Play Room
From the Reception Hall door opens to the second reception room, currently used as a Play Room. With two double glazed sash bay window to the front aspect providing views over rooftops to Bredon Hill. A particular feature of this room is the cast iron fire place with stone mantle, tiled hearth and surround. Decorative coving to ceiling, ceiling rose and radiator.

Living Room
A light and bring room with cast iron fire place with stone mantle, tiled hearth and surround. Double glazed sash bay window to the side aspect, radiator and picture rail.

Cloakroom
Double doors open to the Cloakroom fitted with a white suite comprising low flush WC and vanity wash hand basin with mixer tap and cupboards below. Spotlighting to ceiling and radiator.

Kitchen Dining Room
This is the heart of the house, this magnificent Kitchen is fitted with a range of color fronted matte base and eye level units, working surfaces with upstand. Integrated dishwasher, space for a large Range Master oven, and extractor above. Space for a large fridge freezer and under unit wash hand basin with 'Swan' neck mixer tap and drainer. Dual aspect double glazed windows to the rear and side aspect overlooking the well maintained rear Garden and velux window to ceiling, providing an abundance of light . Upright radiator, spotlighting and wood flooring throughout. Door to the utility cupboard housing the wall mounted boiler, space and plumbing for a washing machine and space for a further undercounter appliance.

First Floor Landing
Stairs rise to the First Floor Landing with doors off to all rooms and door to a large Airing cupboard housing slatted shelving and the immersion heater. Radiator, picture rail and stairs rising to the Second Floor Landing.

Bedroom One
A spacious room with two double glazed sash windows to the front aspect providing views over rooftops and towards Bredon Hill. Radiator, picture rail and opening to the walk in wardrobe, with hanging rail and fitted drawes. Double glazed obscured window to the front aspect and vanity wash hand basin with mixer tap and drawes below.

Bedroom Two
Ornamental cast iron fire place with decorative wooden mantle and surround. Double glazed sash windows to the side aspects, picture rail and radiator.

Bedroom Three
Two double glazed windows to the rear aspect providing views over the well maintained rear Garden and towards the Malvern Hills, picture rail and radiator.

Bathroom
Fitted with a white suite comprising pedestal wash hand basin and low flush WC. Shower cubicle with glazed screen, tiled splashback and electric shower over and panel bath with tiled splashback. Two double glazed obscure windows to the side and rear aspect, tile effect flooring and radiator.

Second Floor Landing
Stairs rise to the Second Floor Landing with a Velux window to ceiling and doors to Bedroom Four, Bedroom Five and the Shower Room.

Bedroom Four
'L" shaped room with storage within the eaves, two velux windows to ceiling and double glazed window to the front aspect providing views over rooftops and towards Bredon Hill. Picture rail, radiator and access to the loft space via hatch.

Bedroom Five
Double glazed window to the rear aspect providing stunning panoraic views of the Malvern Hills and well maintained rear Garden. Velux window to the side aspect, radiator and eaves storage.

Shower Room
Fitted with a white suite comprising low flush WC and floating wash hand basin. Shower cubicle with glazed screen, tiled splashback and electric shower over. Tile effect flooring, Velux window to ceiling and 'Ladder' style radiator.

Outside
From the Kitchen the door opens to a large paved seating area which adjoins to the property, and steps rise to the lawned area. Encompassed by timber fencing with numerous mature shrubs, trees and flower filled beds. To the front of the property is a private garden with driveway parking.

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

Total floor area 179.2 sq.m. (1,929 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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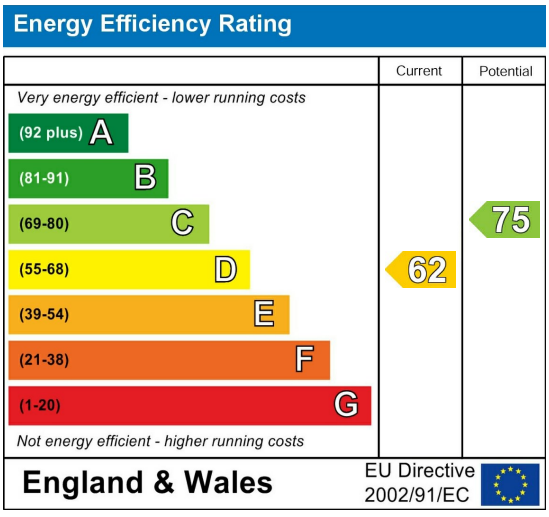

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