Denny & Salmond

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Residential Sales & Letting Agents

80 Poolbrook Road

Malvern, WR14 3JD

Situated in the popular residential area of Barnards Green, 80 Poolbrook Road is ground floor maisonette with its own private entrance. The accommodation comprises living room, kitchen, double bedroom and generous single bedroom along with a bathroom.

The property benefits from gas-fired central heating, double glazing, views to the Malvern Hills and private courtyard garden to the rear of the property. Being offered for sale with no onward chain, an internal viewing is advised.

Guide Price £135,000

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Entrance Hall

Part glazed front door opens into the Entrance Hall with radiator, doors to all rooms, door to understairs storage cupboard and door to airing cupboard with storage shelving.

Kitchen

9'2" x 6'6" (2.8 x 2.0)

Fitted with eye and base level units, working surfaces with tiled splash back and stainless steel sink unit with mixer tap. Double glazed window to front aspect, wall mounted Worcester central heating boiler and radiator. Space and plumbing for washing machine and space for slot in cooker and a further undercounter appliance.

Living Room

14'5" x 10'5" (4.4 x 3.2)

A pleasant, bright room with a double glazed window to rear providing views of the Malvern hills. Radiator.

Bathroom

Fitted with a coloured suit comprising pedestal wash hand basin, low level WC, panelled bath with electric shower over and part tiling to walls. Double glazed obscured window to side aspect, radiator and extractor fan.

Bedroom One

11'5" x 9'10" (3.5 x 3.0)

Double glazed window to rear aspect overlooking the private rear courtyard with a view towards the Malvern Hills. Radiator.

Bedroom Two

11'9" x 6'10" (3.6 x 2.1)

Double glazed window to front aspect and radiator.

Outside

Side access leads to the rear of the property which benefits of an enclosed low maintenance courtyard garden bounded by walling and fencing.

Council Tax Band

We understand that this property is council tax band A. 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.

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

Directions

Proceed along Church Street through great Malvern and on to Barnards Green. At the roundabout take the second turn onto Guarlford Road. Turn right onto Poolbrook Road and after a short distance turn right into the slip road by the parade of shops and the property will be located at the end of the slip road on the left hand side.

Leasehold

At the time of producing these details, we were advised by our client, that as he currently owns both 78 and 80 Poolbrook Road, he is the Freeholder. Should the two be sold to one buyer then the freehold would obviously transfer to the new owner. If the flats are sold individually then the property would be sold with 50% of the freehold. A new 999 year lease would be drawn up between the two flat owners. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

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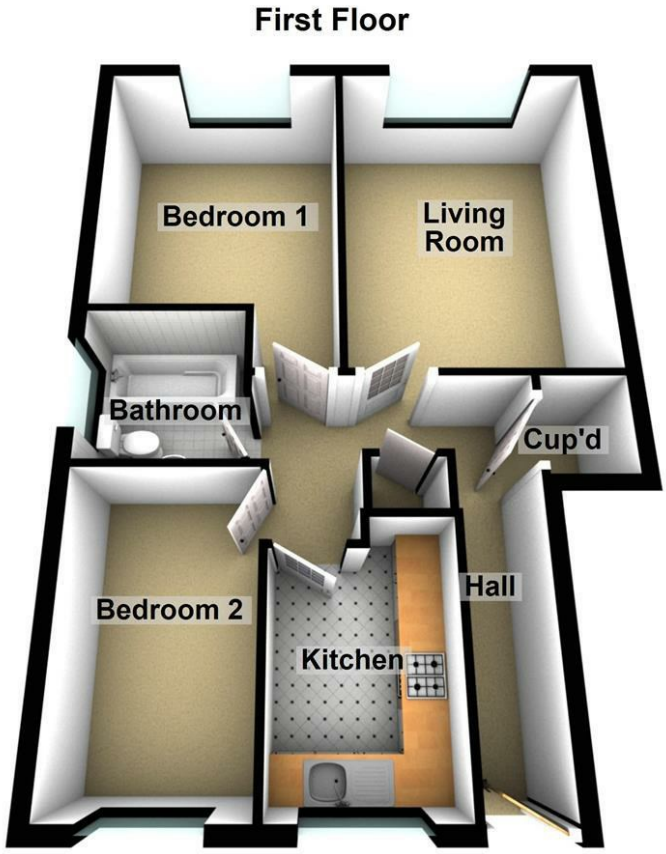
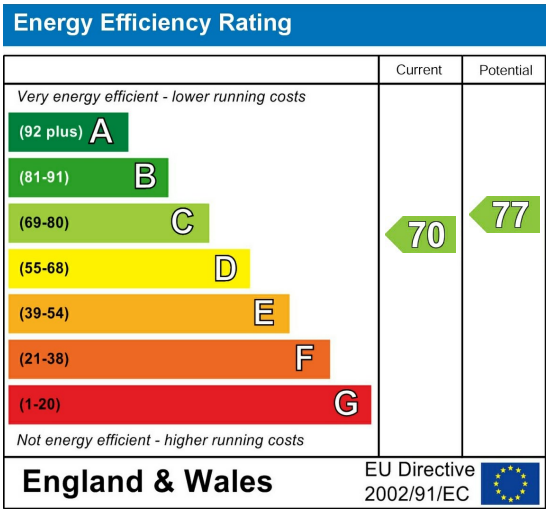
Floor Plan



80 Poolbrook Road, Malvern



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.