



## 9 Crystal Crescent Malvern, WR14 3RR

Nestled in the charming neighborhood of Crystal Crescent, Malvern, this delightful semi-detached home, which offers a generous garden space, two bedrooms and a bright modern kitchen. Situated in a popular area, this property benefits from its proximity to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. Additionally, off-road parking is available, providing convenience and peace of mind for residents.

**£255,000**

# 9 Crystal Crescent

Malvern, WR14 3RR



## Entrance Hall

A part glazed entrance door leads into the Entrance Hall with grey wood effect laminate flooring. Staircase rising to first floor landing and door to living room.

## Living Room

9'6" x 13'5" (2.92 x 4.11)

Grey wood effect flooring continues throughout with feature wood paneling to one wall and double glazed windows to front aspect. Radiator, TV point, understairs storage cupboard and door to hall way.

## Inner Hall Way

Wood effect flooring continues through to a useful double door storage cupboard, door to cloakroom and kitchen.

## Cloakroom

The Cloakroom is fitted with a white comprising low level WC, pedestal wash and basin with tiled splash back, radiator and extractor vent.

## Kitchen/Dinner

12'8" x 9'3" (3.87 x 2.84)

With a window to rear aspect, this light and bright Kitchen is fitted with a range of grey, gloss fronted base and eye level units with a wood effect working surface and tiled splash back. Ceramic tiled flooring throughout with a paneled wood effect feature wall on one side. An integrated electric double oven, with four burner gas hob and extractor canopy above. Plumbing for a washing machine and space for a fridge freezer. Concealed combination gas central heating boiler.

## First Floor Landing

From the entrance hall stairs rise to the first floor landing with hatch to loft space and useful cupboard housing shelves and hanging rail. Wood effect paneling on half wall continues.

## Bathroom

The Bathroom is fitted with a white suit comprising panel bath with glazed screen, rainfall shower with additional attachment. A pedestal wash and basin, low-level WC, heated towel rail and part tiling to walls. Window to side aspect, inset spot lighting and extractor fan.

## Bedroom One

12'10" x 10'10" (3.92 x 3.31)

A light room with tall double glazed window to front aspect and wood effect wall paneling creating an attractive feature wall. Built-in storage cupboards over the stairs providing ample storage.

## Bedroom Two

12'8" x 9'0" (3.88 x 2.75)

Double glazed window to rear aspect, wood effect paneling creating feature wall and radiator.

## Outside

To the front of the property is a double width parking area with shrub filled boarder. Gated side access leads to the rear garden.

To the rear of the property is a substantial paved patio seating area with outside tap leading to laid lawn flanked by floral and shrub boarders beyond, with a timber shed and outside lighting. The rear garden is enclosed by wooden 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](http://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

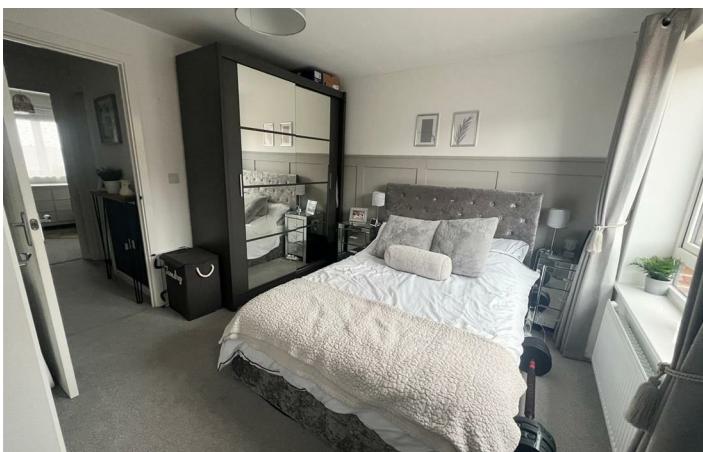
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

## Directions

From our Malvern office proceed down Church Street to Barnards Green taking the 3rd exit onto Court Road. Proceed ahead into St Andrews Road and the Malvern Rise site will be located on the left. Proceed past the sales office and bear right into Crystal Crescent and the property will be located on the left.

## Agents Note

There is an amount of £127 which is payable to Persimmon Homes by the home owner in relation to the upkeep of the green space around this development.



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			