



## 38 Strothers Avenue Malvern, WR14 3RS

Located in the popular residential area of Malvern Rise, this nearly new two bedroom end terrace house presents an excellent opportunity for those seeking a modern and comfortable home. One of the standout features of this property is its eco-friendly solar panels, which not only contribute to a sustainable lifestyle but also help reduce energy costs. Situated at the end of a quiet cul de sac, this home provides a peaceful retreat while still being conveniently located near local amenities. The absence of an onward chain simplifies the buying process, making it an ideal choice for those looking to move in without delay.

**£249,950**

# 38 Strothers Avenue

Malvern, WR14 3RS



Situated at the end of a quiet cul de sac, this end of terrace property, built in 2022, benefits from Solar Panels and any unused electricity generated is sold to British Gas who credit the vendors account quarterly. With easy access to Great Malvern, Barnards Green and the train stations, gas central heating, double glazing and an energy rating of "A", this property is a very economical home to maintain in a perfect location.

## Entrance Hall

Part glazed door opens in to the Entrance Hall. With door off to the Living Room and stairs rising to the First Floor. Radiator and wall mounted fuse board.

## Living Room

13'5" x 9'6" (4.1m x 2.9m)

Double glazed window with venetian blinds to the front aspect providing views towards the Malvern Hills and a further double glazed window to the side aspect. Radiator, two TV points and Fibre Broadband connection point. Door to under stairs storage cupboard and door to Inner Hall.

## Inner Hall

With door to the Cloakroom and double doors to an extensive storage cupboard. Door to Kitchen Dining Room.

## Cloakroom

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

## Kitchen Dining Room

12'9" x 8'6" (3.9m x 2.6m)

Fitted with a range of white base and eye level units with working surfaces, stainless steel sink unit with drainer and mixer tap. Single electric oven, four ring gas hob and extractor above. Freestanding Bosch washing machine, Bosch dishwasher and fridge freezer. Concealed Ideal combination boiler, double glazed window to the rear aspect overlooking the rear garden.

The Dining area has room for a table, radiator and double glazed French Doors opening out to the rear garden.

## First Floor

From the Entrance Hall, stairs rise to the First Floor. With doors off to both Bedrooms and Bathroom. Door to a storage cupboard and access to the loft space via hatch.

## Bedroom One

10'11" x 9'6" widening to 12'9" (3.34m x 2.9m widening to 3.9m)

A light and sunny room with a large double glazed window with venetian blind and a further double glazed window to the front aspect with views towards the Malvern Hills. Radiator and door to a storage cupboard.

## Bedroom Two

12'9" x 8'7" (3.9m x 2.64m)

Double glazed window to the rear aspect, overlooking the rear garden. Radiator.

## Bathroom

Fitted with a white suite comprising, low flush WC, pedestal wash hand basin and panel bath with shower over and glazed screen. Partially tiled walls, shaver socket, extractor and obscured double glazed window to the side aspect.

## Outside

The garden to the rear of the property is laid to lawn with numerous newly planted trees. A paved pathway leads from the Kitchen Dining room to the side of the property and gated access to the front. Outside tap and timber fencing encompasses the garden.

To the front of the property is a lawned garden with shrub filled borders. A paved pathway leads from the two side by side private parking spaces to the front and side of the property.

## Solar Panels

This property is being offered for sale with Solar Panels on the roof, these panels belong to the property and the new owner will benefit from the savings. Should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## 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.

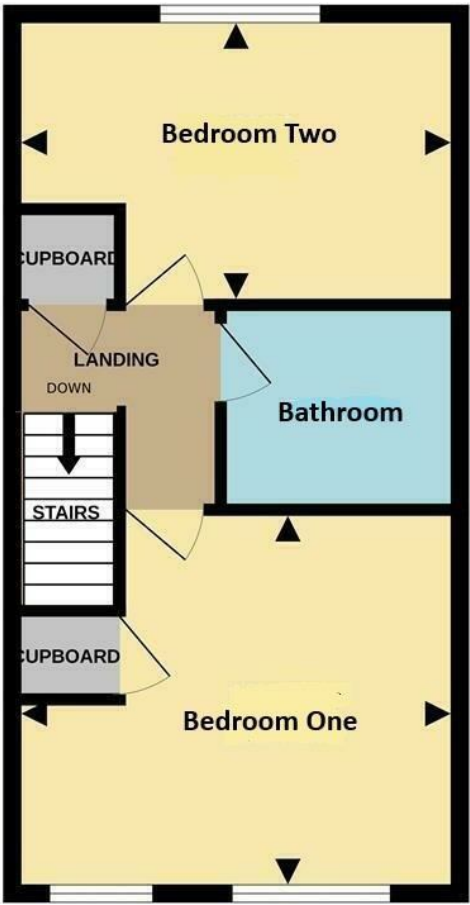
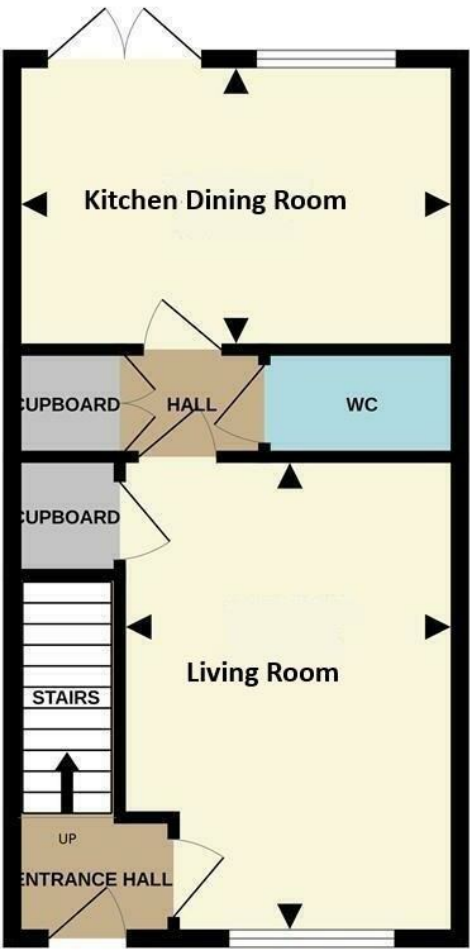
## Money Laundering Regulations

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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 | 95                      | 96        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |