Denny & Salmond

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Residential Sales & Letting Agents

37 Clare Road

Malvern, WR14 2EL

Denny & Salmond are offering for sale this three bed semi detached house, with an out look over the green and to the Malvern Hills beyond. Planning permission has been granted for a two storey extension to the side, developing this semi into a 4 bed with ensuite and impressive open plan kitchen living area. Full plans are available on request. Being offered for sale with no onward chain, this property is definitely worth viewing.

£275,000

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Entrance Hall
Staircase with stone clad wall rising to the first floor, radiator, useful understairs storage cupboard housing the updated electric meter and door to kitchen.

Kitchen
9'10" x 9'6" (3.0 x 2.9)
The Kitchen is comprehensively fitted with a range of base and eye level units, working surfaces and tailed splash back. One and a half bowl composite sink unit with swan neck mixer tap, four ring gas hop and single electric oven with stone set extractor above and surround. Radiator, space for a fridge freezer, door to living room, door to utility room and window to rear aspect.

Utility Room
9'11" x 7'1" (3.04 x 2.17)
Double glazed window to front aspect providing stunning views of the Malvern Hills with working surface under, Worcester Bosch combination boiler, space and plumbing for a washing machine, door to rear garden and door to door to :

Rear Porch
With electric and half glazed door leading to the rear garden.

Shower Room
Fitted with a modern walk in fully tiled shower encloser, with mains water fall shower head and additional shower attachment, wood effect flooring and ladder style radiator. Low flush WC and a corner mounted wash hand basin with tiled splash back and radiator.

Living/Dining Room
20'5" x 13'11" (6.24 x 4.26)
An extensive space with plenty of natural light provided by a double glazed window to front aspect with stunning views of the Malvern Hills. Radiator and electric fire with stone surround, wood mantle over, tiled hearth and display plinth to one side. Doubled glazed patio doors opening to the rear garden.

First Floor Landing
Doors to all rooms, access to loft space via hatch and useful storage cupboard.

Bathroom
The Bathroom is fitted with a white suit comprising panel bath with shower over and additional shower attachment, pedestal wash hand basin and low-level WC. Partially tiled walls, radiator, double glazed obscured dual aspect windows and wood effect flooring.

Bedroom One
10'5" x 10'2" (3.19 x 3.10)
Large double glazed window to front aspect with stunning views of the Malvern Hills, built in storage cupboard, fitted wardrobes and dresser unit and radiator.

Bedroom Two
9'7" x 7'10" (2.93 x 2.40)
Double glazed window to rear aspect, radiator and built in wardrobe.

Bedroom Three
8'4" x 7'1" (2.55 x 2.18)
Double glazed window to front aspect providing stunning views of the Malvern Hills, radiator and built in wardrobe.

Outside
The front garden is partially laid to stone and slate chippings with a paved pedestrian pathway leading to the front door and gated side access and a variety of surrounding shrubs. , Feature red brick raised flower bed housing a variety of shrubs.

The rear garden is enclosed by timber fencing and is laid to lawn with a paved seating area with gated side access and outside tap.

Planning Approval
The Vendor has Planning Approval:- M/24/017694/HP for a Side Extension to provide a two story extension to the side of the property, full details are available on line at https://plan.malvernhills.gov.uk/Planning/Display/M/24/01769/HP

Council Tax Band
We understand that this property is council tax band B.
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.

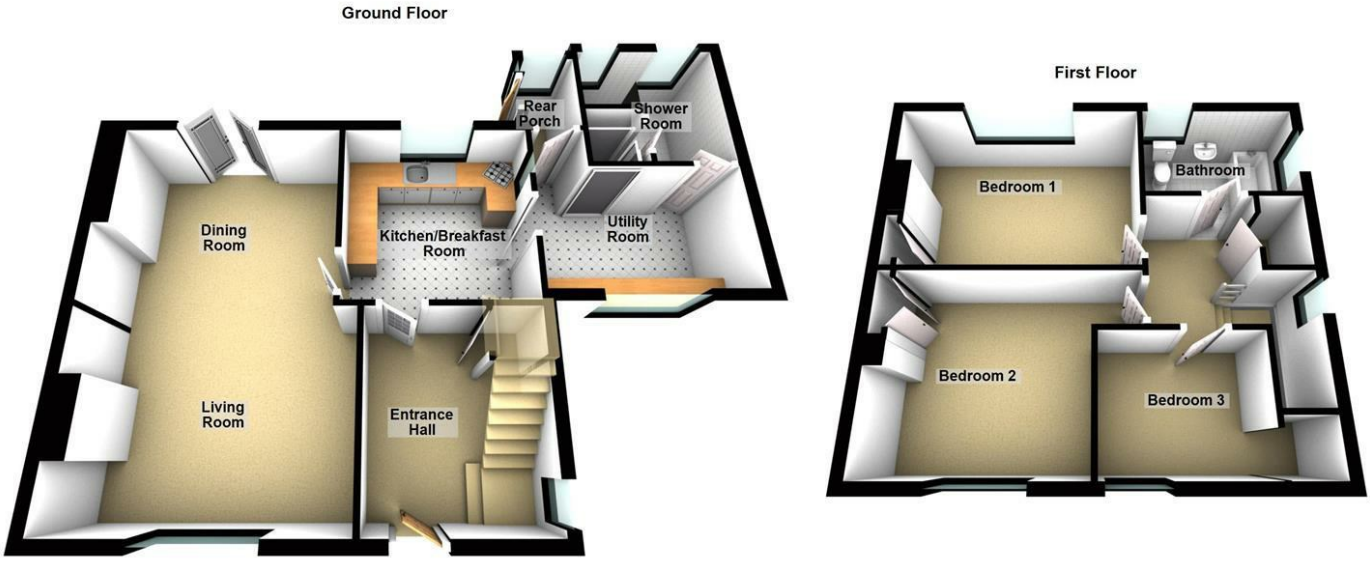
Disclosure
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has 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

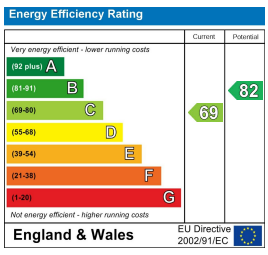
Freehold
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

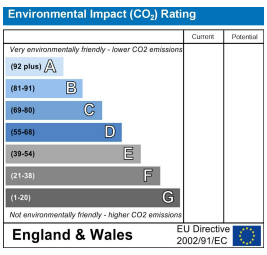
Directions
From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. At the main set of traffic lights turn right into Pickersleigh Avenue and proceed until reaching a traffic light controlled crossroads. Turn left on to North End Lane and right in to Orford Way. Turn Right into Clare Road and bear around to the right. The property will be located on the right hand side, overlooking the green.

Floor Plan



37 Clare Road, Malvern





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