Denny & Salmond

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Residential Sales & Letting Agents

The Old Coach House 189 Newtown Road

Malvern, WR14 1PJ

Offers In Excess Of £170,000

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Hardwood door with leaded light glazed fan, leading to entrance vestibule, with radiator and arched double glazed window to side aspect opening to kitchen and door to:-

Cloakroom
Comprising of a low flush WC, wall mounted wash hand basin, extractor fan and feature exposed brick wall.

Fitted Kitchen
10'0" x 9'4" (3.06 x 2.86)
Fitted with a range of cream fronted eye and base level storage units with wooden worktops over. Stainless steel, single drainer sink unit with swan neck mixer tap. Integrated electric oven with induction hob and chrome extraction canopy over. Splashback tiling, plumbing for a washing machine and space for an undercounter fridge. Coordinated wooden breakfast bar. Two UPVC triple glazed windows to front aspect and archway leading through to the living area.

Living Room
14'2" max by 8'5" (4.34 max by 2.57)
Triple glazed frosted UPVC window to side aspect, radiator and TV point. Door to cellar storage room. Laminate flooring flowing through from the kitchen, living room and into the inner hallway with stairs rising to the first floor. Radiator.

First Floor Landing
With arched sash window to side aspect enjoying views of the Malvern Hills and door leading to the bedroom.

Double Bedroom
14'3" x 12'11" narrowing to 7'10" (4.35m x 3.96m narrowing to 2.4m)
Two triple glazed UPVC windows to side aspects enjoying the beautiful views of the Malvern Hills. Radiator, ceiling fan/light and built-in floor to ceiling double wardrobes with overhead storage cupboards.

Door to Bathroom and large loft hatch providing access with wooden concertina style drop-down ladder leading to the attic space.

Refitted Bathroom
14'0" x 5'0" (4.27 x 1.54)
Comprising of a freestanding claw and ball rolltop bath with telephone style mixer tap and hand held shower attachment. Double shower cubicle with mains shower, sunflower showerhead and handheld attachment. Pedestal wash hand basin with vanity mirror above and chrome heated towel rail. Low flush WC, strip wooden floorboards and tiled flooring (with electric under floor heating) with coordinated tiled splashback. Triple glazed window to front aspect and a further sash window to front aspect. Recess spotlighting and extractor fan.

Attic
14'10" x 9'7" (4.54 x 2.94)
A really useful space, being fully boarded with light and providing a fantastic storage facility.

Cellar
With stairs leading down from the living room, power and light. Wall-mounted Worcester Bosch gas combi boiler.

Outside
Accessed from the rear at the top of the shared driveway with the cottage backing on to 189, gated access takes you into the low maintenance garden, enclosed by timber panel fencing. The garden has been gravelled and has views to the Malvern Hills. There is a timber constructed garden shed, which is included within the property sale.

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.

Directions

From the Denny & Salmond office, proceed along Worcester Road in the direction of Malvern Link. Proceed to the traffic lights and turn left onto Newtown Road. Go along the road for a short distance past the primary school and the Ford garage where the property can be found after a short distance on the left hand side as indicated by the 'For Sale' board.

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.

Disclosure

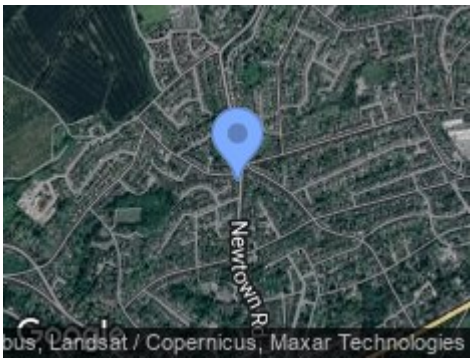
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally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

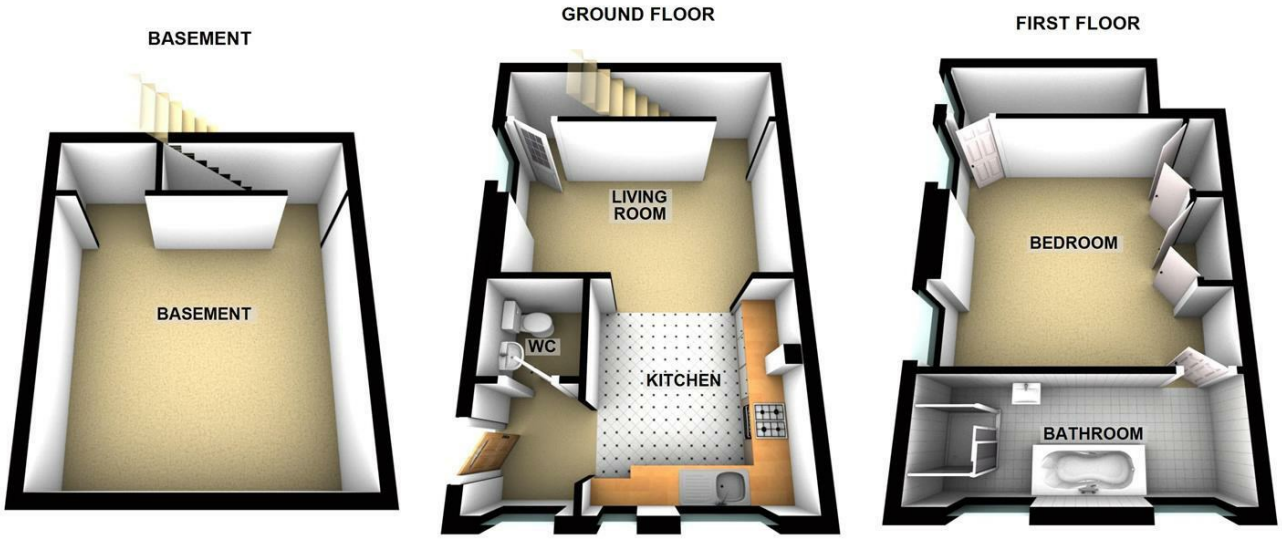
Road Map

Hybrid Map



Terrain Map

Floor Plan

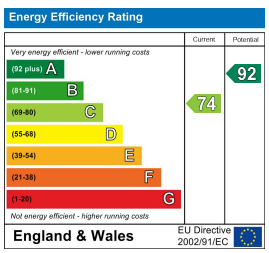


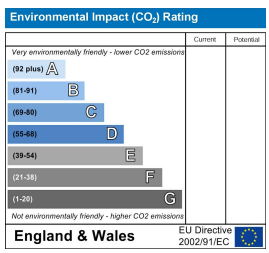
189 NEWTOWN ROAD, MALVERN

Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.

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