



## 123 Lower Howsell Road

Malvern, WR14 1DH

An extended three bedroom detached property, located within a popular residential area, close to local amenities and within easy commuting distance of Worcester and Hereford. In brief the accommodation comprises, Entrance Porch, Entrance Hall, Living Room, Dining Room, Reception Room, Garden Room, Kitchen, Utility and WC. Whilst to the First Floor are Three Bedrooms and a Bathroom. With Gas central heating, double glazing throughout, well maintained private rear and fore-garden, this family home offers spacious and versatile accommodation and is offered for sale with no onward chain.

**Guide Price £375,000**

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## Entrance Porch

6'2" x 3'11" (1.9m x 1.2m)

From the driveway parking, steps lead up to the Entrance Porch. Obscure double glazed door and side panel to front aspect with double glazed window to the side aspect. Light and stepping up to:

## Entrance Hall

With doors off to the Living Room and Kitchen. Stairs rise to the First Floor and door to an under-stairs storage cupboard. Radiator

## Living Room

14'9" x 11'5" (4.5m x 3.5m)

The Living Room is light and spacious with a large double glazed window to the front aspect, radiator and wood burner inset to the chimney breast with tiled hearth. Opening to the Dining Room.

## Dining Room

9'10" x 8'10" (3m x 2.7m)

Obscure glazed double doors open to the Reception Room and glazed door opens to the Kitchen. Radiator.

## Reception Room

11'1" x 9'6" (3.4m x 2.92m)

This versatile light room, could be a second Living Room, Study or a children's playroom. Double glazed window to the rear aspect overlooking the rear garden, radiator and wall mounted cabinets. Glazed double doors to the Dining Room and glazed door to the Garden Room.

## Garden Room

9'6" x 9'3" (2.9m x 2.83m)

With double glazed doors opening to the rear and side of the property, double glazed window to the rear aspect and wall mounted electric heater. Perspex roof, making this a light and warm room.

## Kitchen

10'11" x 8'10" (3.33m x 2.71m)

The Kitchen is fitted with eye and base level units, working surfaces and tiled splashback. Four ring Bosch Gas hob with extractor above and eye level double electric Bosch Oven. Stainless steel sink unit with drainer, one and a half bowls and mixer tap, under-counter freestanding slimline Bosch dishwasher. Double glazed window to the rear aspect, overlooking the rear garden, part glazed door to the Entrance Hall and door to a Pantry style cupboard housing shelving. Part glazed door to the Utility.

## Utility

7'10" x 7'6" (2.4m x 2.3m)

Fitted with eye and base level units and working surfaces with tiled splashback. Stainless steel sink unit with drainer and mixer tap, under-counter freestanding washing machine and tumble dryer. Double glazed window to the side aspect, radiator, door to WC, door to Garage and part glazed door to the rear Garden.

## Cloakroom

Fitted with a white low flush WC, radiator and obscure double glazed window to the rear aspect.

## First Floor Landing

Stairs rise to the First Floor Landing with double glazed window to the side aspect, doors off to all Bedrooms and Bathroom and access to loft space via hatch and drop down ladder. Door to Airing cupboard housing water tank with slatted shelving above and a further door to another storage cupboard housing hanging rail and shelving.

## Bedroom One

11'5" x 11'5" (3.5m x 3.5m)

A double Bedroom with large double glazed window to the front aspect providing views towards open countryside. Door to a storage cupboard and radiator.

## Bedroom Two

11'1" x 10'5" (3.4m x 3.2m)

A double Bedroom with large double glazed window to the rear aspect, overlooking the rear Garden and views towards the Malvern Hills. Built in wardrobe, mirror and radiator.

## Bedroom Three

9'2" x 7'10" (2.8m x 2.4m)

A generous single Bedroom, with double glazed window to the front aspect, door to a storage cupboard and radiator.

## Bathroom

The Bathroom is fitted with a white suite comprising, panel bath with shower over and tiled walls, pedestal wash hand basin, low flush WC and partially tiled walls. Radiator, wall mounted mirror cabinet, extractor and obscure double glazed window to the rear aspect.

## Garage

16'0" x 8'2" (4.9m x 2.5m)

From the Utility, stepping down to the Garage. With up and over door to the driveway parking, the gas meter and electric consumer unit are located in the Garage. Wall mounted Worcester boiler and double glazed window to the side aspect. Additional storage could be made within the eaves of the roof.

## Outside

The private Garden to the rear of the property is predominantly laid to lawn with a paved patio area adjoining the property. The Garden benefits from mature planting of numerous fruit trees, shrubs, bushes and flowers with a small pond, attracting wildlife. Raised beds historically used for vegetable and herbs are to the side. Paved pathway leads to both sides of the property and to the fore-garden. A timber shed and a further potting shed are included, ideal for the garden enthusiasts. The rear garden is encompassed by timber fencing.

The fore-garden is predominantly laid to lawn with shrub and flower filled borders. Driveway parking for two vehicles lead to the Garage and steps to the Entrance Porch.

## Council Tax Band

We understand that this property is council tax band E

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.

## 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



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.

