



## 14 Campion Drive Worcestershire, WR14 3SP

A spacious four bedroom detached family house situated in a popular residential area, close to excellent local amenities in Barnards Green within catchment of popular schools. The property has been well maintained and enhanced and in brief comprises, Entrance hall, cloakroom, living room, dining room and kitchen breakfast room. Whilst to the first floor are four bedrooms, the master bedroom with ensuite and a family bathroom. With enclosed south facing rear gardens, ample driveway parking and garage. Offered for sale with no onward chain. EPC Rating C

**£399,500**

# 14 Campion Drive

## Worcestershire, WR14 3SP



### Entrance Hall

Composite door with glazed side panel opens into the Entrance Hall. With glazed doors off to the Kitchen Breakfast Room and glazed double doors to the Living Room. Door to the Cloakroom and understairs storage cupboard. Radiator, engineered oak flooring and stairs rise to the First Floor.

### Cloakroom

The Cloakroom is fitted with a white suite comprising, low flush WC, vanity unit with cupboards below and mixer tap. Partially tiled walls, radiator, tiled flooring and wall mounted electric fuse board. Obscured double glazed window to the front aspect.

### Living Room

16'2" x 11'5" (4.95m x 3.5m)

A particular feature of this room is the Woodburner recessed into the chimney breast with marble hearth, surround and ornate mantle over. Double glazed bay window to the front aspect and continuation of the engineered oak flooring from the Entrance Hall. Radiator, spotlights and coving to ceiling and opening to the Dining Room.

### Dining Room

9'6" x 9'0" (2.9m x 2.75m)

The Dining Room is fitted with double glazed French doors opening out to the rear garden, continuation of flooring, radiator and coving to ceiling. Glazed door to the Kitchen Breakfast Room.

### Kitchen Breakfast Room

13'1" x 7'6" widening to 18'4" (4m x 2.3m widening to 5.6m)

The "L" shaped Kitchen Breakfast Room is comprehensively fitted with base and eye level white, high gloss units, drawers and wine fridge with kickboard and under unit lighting, working surfaces and tiled splashback. Freestanding Rangemaster with double oven and five gas ring hob, themed glass splashback and extractor above. One and a half bowl sink unit with drainer and mixer tap and concealed Worcester combination boiler. Integrated dishwasher, fridge freezer and a useful breakfast bar with space for seating. Double glazed window to the rear aspect overlooking the rear garden, radiator and spotlights to ceiling. Door to Garage and glazed door to the rear garden.

### First Floor

From the Entrance Hall, stairs rise to the First floor landing with doors to all rooms, radiator and access to loft space via hatch.

### Bedroom One

11'11" x 10'7" (3.64m x 3.25m)

Double glazed window to the front aspect, radiator and door to Shower Room En-Suite.

### En-Suite Shower Room

The Ensuite Shower Room is fitted with a vanity unit with sink inset, mixer tap, cupboards below and mirrored cabinet above. Hidden cistern low flush WC and shower cubicle with waterfall shower head and an additional attachment. Fully tiled walls and flooring, "ladder" style radiator, extractor and spotlights to ceiling. Obscured double glazed window to the side aspect.

### Bedroom Two

9'10" x 7'10" (3m x 2.4m)

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

### Bedroom Three

9'6" x 7'6" (2.9m x 2.3m)

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

### Bedroom Four

8'10" x 8'8" (2.7m x 2.65m)

Currently used as a Dressing Room, with double glazed window to the front aspect. Radiator.

### Bathroom

The Bathroom is fitted with a white suite, comprising panel bath with glazed screen and shower attachment, wash hand basin with mixer tap and low flush WC. Fully tiled walls, radiator, spotlights and extractor to ceiling and obscured double glazed window to the side aspect.

### Garage

17'8" x 8'6" (5.4m x 2.6m)

The Garage has an electric roller door to the driveway parking, space and plumbing for washing machine and space for further appliances. Power, light and the potential of further storage within the eaves.

### Outside

The Garden can be accessed via the Dining Room or Kitchen Breakfast Room, with an extensive shaped paved patio area, with plenty of space for the garden furniture and to enjoy the private South facing garden. With a timber Summer House and a further seating area, there are plenty of options in which to enjoy this garden. Outdoor lighting, tap and gated side access to the front of the property. The garden is encompassed by timber fencing with raised borders.

To the front of the property is driveway parking for two vehicles. The fore has been laid to paving for ease of maintenance and for additional parking.

### 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.

### Disclosure

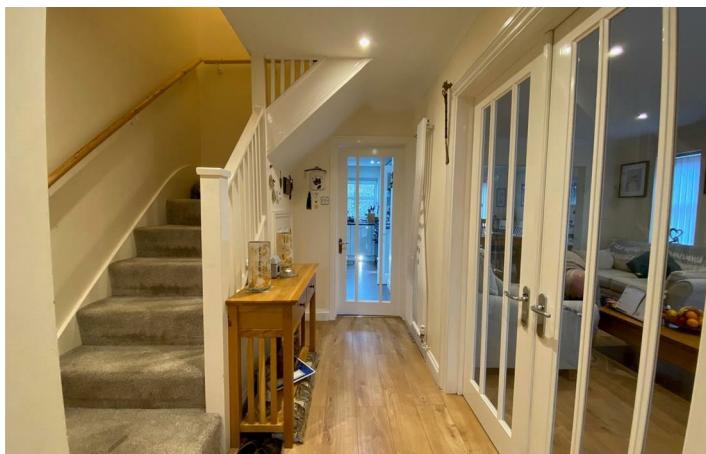
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally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

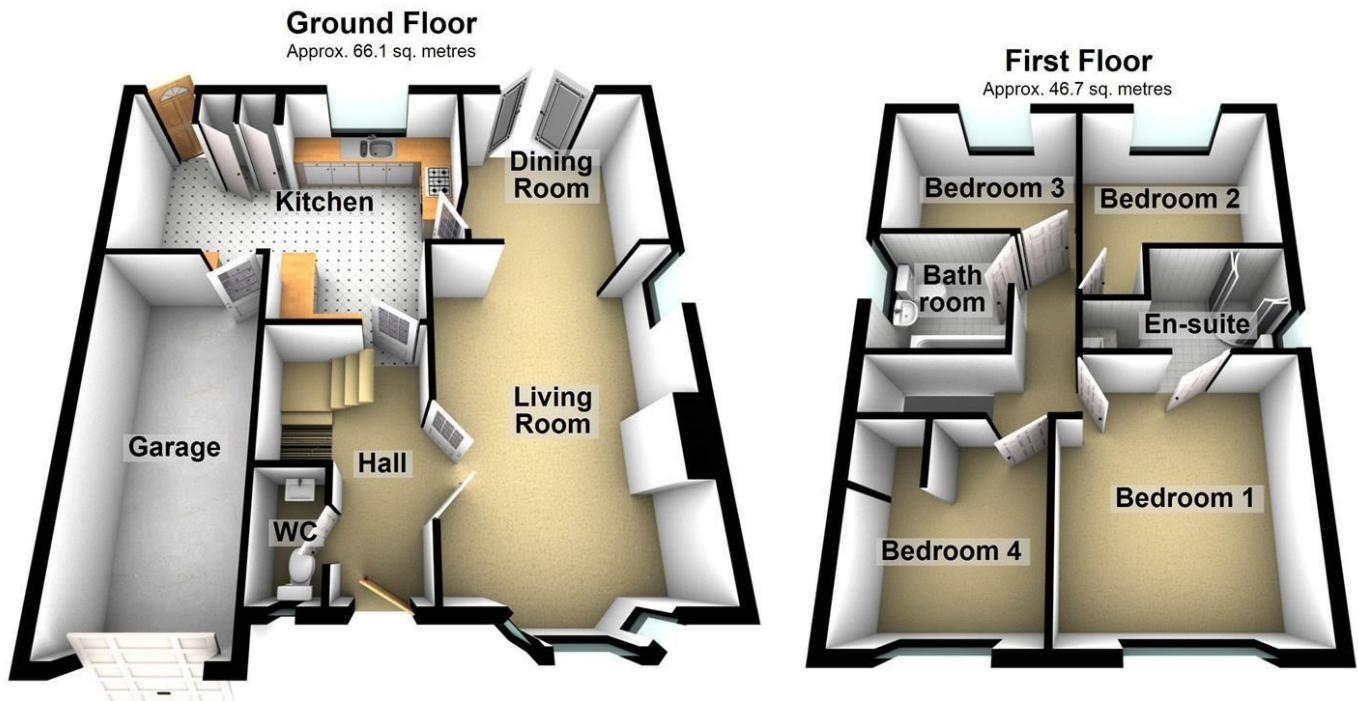
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

### 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



## Floor Plan



14 Campion Drive, Malvern

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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