Denny & Salmond

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Residential Sales & Letting Agents

5 Strothers Avenue

Malvern, WR14 3RS

Located on the new development of Malvern Rise, built in 2022, this detached property boasts a corner location providing views towards the Malvern Hills and Severn Valley. The accommodation comprises, entrance hall, sitting room, kitchen dining room, utility and cloakroom. Whilst to the first floor are three bedrooms, en-suite shower room and a further bathroom.

One of the standout features of this home is the inclusion of solar panels, promoting energy efficiency and sustainability. This not only helps reduce your carbon footprint but also contributes to lower energy bills. Additionally, the property comes with a detached garage and driveway parking.

In summary, this modern house on Strothers Avenue is a fantastic opportunity for anyone looking to settle in the picturesque town of Malvern.

£375,000

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Entrance Hall

Part glazed door opens into the Entrance Hall. With doors off to the Sitting Room and Kitchen Dining Room. Radiator, wall mounted electric fuse board and stairs rise to the First Floor.

Sitting Room

18'8" x 10'5" (5.7m x 3.18m)

The spacious and light Sitting Room benefits from triple aspect double glazed windows to front, side and rear aspects. A view of the Malvern Hills can be enjoyed from the front aspect. Two radiators.

Kitchen Dining Room

18'2" x 9'3" (5.56m x 2.83m)

The Kitchen area is fitted with a range of base and eye level cream units with working surfaces. Stainless steel sink unit with drainer, double electric oven with four point electric hob and extractor above. Integrated dishwasher and space for a tall appliance. Double glazed window to the side aspect, overlooking the garden. Door to Utility.

The Dining area has plenty of space for a table, double glazed window to the front aspect and double glazed French doors opening out to the Garden. Radiator.

Utility

5'11" x 5'1" (1.82m x 1.55m)

The Utility room is fitted with base level units with working surfaces above. Wall mounted "Ideal" combination boiler, space and plumbing for washing machine, door to Cloakroom and part glazed door to the rear aspect. Radiator.

Cloakroom

The Cloakroom is fitted with a white suite comprising, low flush WC and pedestal wash hand basin with tiled splashback. Radiator and extractor to ceiling.

First Floor

From the Entrance Hall, stairs rise to the first floor, with doors off to all Bedrooms and Bathroom. Double glazed window to the rear aspect, radiator and door to a storage cupboard. Access to the roof space via hatch.

Bedroom One

13'1" x 10'4" (4m x 3.17m)

Double glazed windows to the side and rear aspects, radiator and door to En-Suite Shower Room.

En-Suite Shower Room

The Ensuite shower room is fitted with a white suite comprising, pedestal wash handbasin, low flush WC with tiling to walls. Double walk-in shower with waterfall effect shower head and an additional attachment, tiled walls and glazed sliding door. Obscured double glazed window to the front aspect, radiator and extractor to ceiling.

Bedroom Two

10'4" x 8'2" (3.15m x 2.50m)

Double glazed windows to the front and side aspects with views towards the Malvern Hills and towards the Severn Valley. Radiator.

Bedroom Three

9'0" x 7'4" (2.75m x 2.26m)

Double glazed window to the side aspect, radiator.

Bathroom

The Bathroom is fitted with a white suite comprising, panel bath with electric Myra shower, glazed screen and tiled walls. Pedestal wash hand basin and low flush WC with tiling behind. Obscure double glazed window to the front aspect, radiator and extractor to ceiling.

Garage

17'9" x 8'11" (5.42m x 2.73m)

The detached Garage benefits from having a courtesy door for access to the garden and up and over door to the driveway parking. With power, lighting and the potential of further storage within the eaves.

Outside

A paved patio area adjoins the property with a pathway leading to the gated rear access and to the courtesy door of the Garage. The Garden is predominantly laid to lawn with bark covered borders and space for a shed.

The outside space to the front and side of the property is laid to slate, for ease of maintenance, with steps leading up to the front door. To the rear of the property is driveway parking for several vehicles leading to the detached Garage.

Council Tax Band

We understand that this property is council tax band D.
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.

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

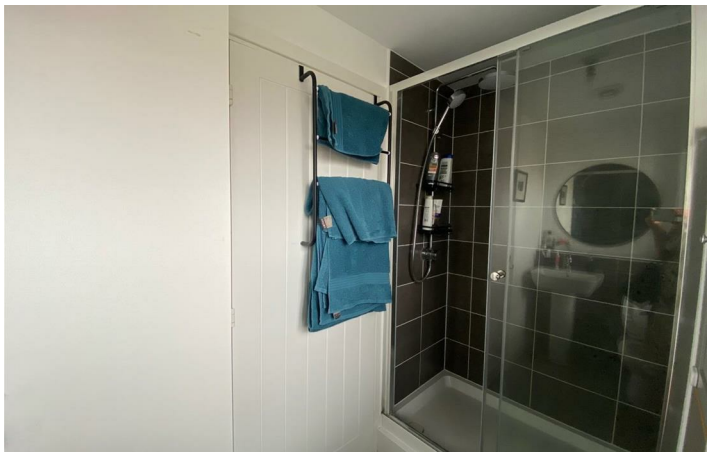
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Agents Note

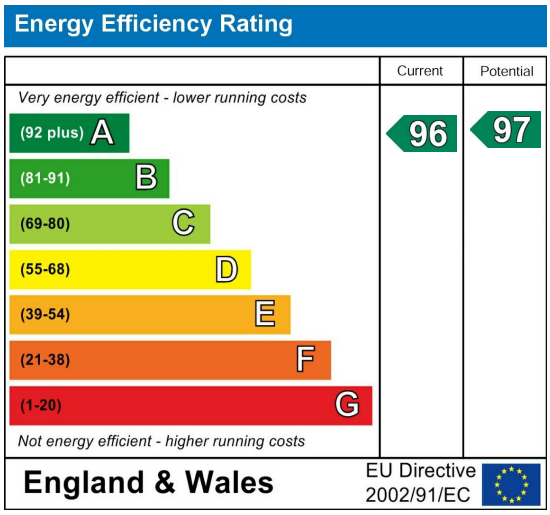
Once the development of Malvern Rise has been completed, there is an amount of £127 which is payable to the management company by the home owner in relation to the upkeep of the green space around this development.

Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet https://www.youtube.com/watch?v=2_nZpnL2AbQ



Floor Plan



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