



## 49 Michael Crescent, Malvern, WR14 1UE

**Guide Price £300,000**

Located in the popular residential area of Michael Crescent, Malvern, this extended semi-detached house presents an exceptional opportunity for families seeking a spacious home. Boasting five bedrooms, two reception rooms and a kitchen dining room. One of the standout features of this home is the breathtaking views of the Malvern Hills, which can be enjoyed from various vantage points within the property and the rear garden. With some updating required, this property is offered for sale with no onward chain.

### **Entrance Hall**

Part glazed door opens in to the Entrance Hall. With doors off to the Living Room and Kitchen Dining Room. Cupboard housing electric meter. Radiator and stairs rise to the First Floor.

### **Living Room 13'1" x 10'11" (4m x 3.33m)**

Large double glazed window to the front aspect, radiator and electric fire (not tested). Shelving to recess and wood effect flooring.

### **Kitchen Dining Room 19'4" x 11'5" narrowing to 9'8" (5.9m x 3.5m narrowing to 2.95m)**

The Kitchen is comprehensively fitted with a range of base and eye level units and working surfaces. Stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine and slimline dishwasher. Four ring gas hob with extractor above and eye level single electric oven. Tiled flooring, glazed door to the Side Lobby and a further door to understairs storage cupboard housing the gas meter.

The Dining Area has the continuation of the tiled flooring, double glazed sliding door opening out to the rear garden and also providing a stunning view towards the Malvern Hill's. Radiator, wall mounted gas fire (not tested) and door to a storage cupboard.

### **Side Lobby**

From the Kitchen, stepping down into the Side Lobby. With glazed doors leading to the side of the property, door to a storage cupboard, access to the Gardeners WC and Store Room. Door to Garage.

### **Store Room 8'6" x 5'7" (2.6m x 1.72m)**

With space for additional appliances, power and light. Glazed door opens into the Conservatory.

### **Conservatory 15'8" x 7'6" (4.8m x 2.3m)**

With double glazed windows to the side aspects and double glazed door opening out to the rear garden. With power, lighting and an air conditioning unit. Views across the rear garden and of the Malvern Hills can be enjoyed.

### **First Floor**

From the Entrance Hall, stairs rise to the First floor landing. Doors off to all bedrooms, WC and Shower Room. Radiator.

### **Bedroom One 13'5" x 11'10" (4.1m x 3.62m)**

Double glazed window to the front aspect, radiator and freestanding wardrobes.

### **Bedroom Two 12'9" x 9'10" (3.9m x 3m)**

Double glazed window to the front aspect, built in wardrobes with sliding doors. Radiator.

### **WC**

Fitted with a white suite comprising, low flush WC and pedestal wash hand basin with tiled splashback. Obscured double glazed window to the side aspect.

### **Bedroom Three 9'10" x 9'8" (3m x 2.95m)**

Double glazed window to the rear aspect, providing amazing views over open countryside and towards the Malvern Hills. Door to Airing Cupboard, housing water tank and slatted shelving for storage.

### **Bedroom Four 11'10" x 5'4" (3.62m x 1.63m)**

Double glazed window to the rear aspect, with beautiful views. Radiator.

### **Bedroom Five / Office 7'2" x 7'2" (2.2m x 2.2m)**

Double glazed window to the front aspect, radiator and door to a storage cupboard.

### **Shower Room**

Recently re-fitted with a double walk in shower with electric Aqua Tronic shower, glazed screen and tiled walls. Pedestal wash hand basin with tiled splashback. Radiator and obscured double glazed window to the rear aspect.

### **Garage 23'4" x 12'0" (7.12m x 3.66m)**

With wooden doors opening out to the driveway parking. Window to the side aspect, power and lighting. Wall mounted Worcester boiler.

### **Outside**

The generous rear garden is predominantly laid to lawn with a paved patio area adjoining the property where you can sit and enjoy the tranquillity with the beautiful backdrop of the Malvern Hill's. The garden is divided by way of trellis fencing and archway, with a timber shed at the far end of the garden. Mature shrub and flower filled borders run the length of the garden with a mixture of hedge and timber fence boundaries.

The fore-garden is laid to stone for ease of maintenance with rose bushes planted and space for pots. A paved pathway leads to the front door and

there is ample driveway parking for at least 4 vehicles. Gated side access leads to the rear garden.

### **Council Tax Band**

We understand that this property is council tax band B.

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.

### **Disclaimer**

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

### **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**

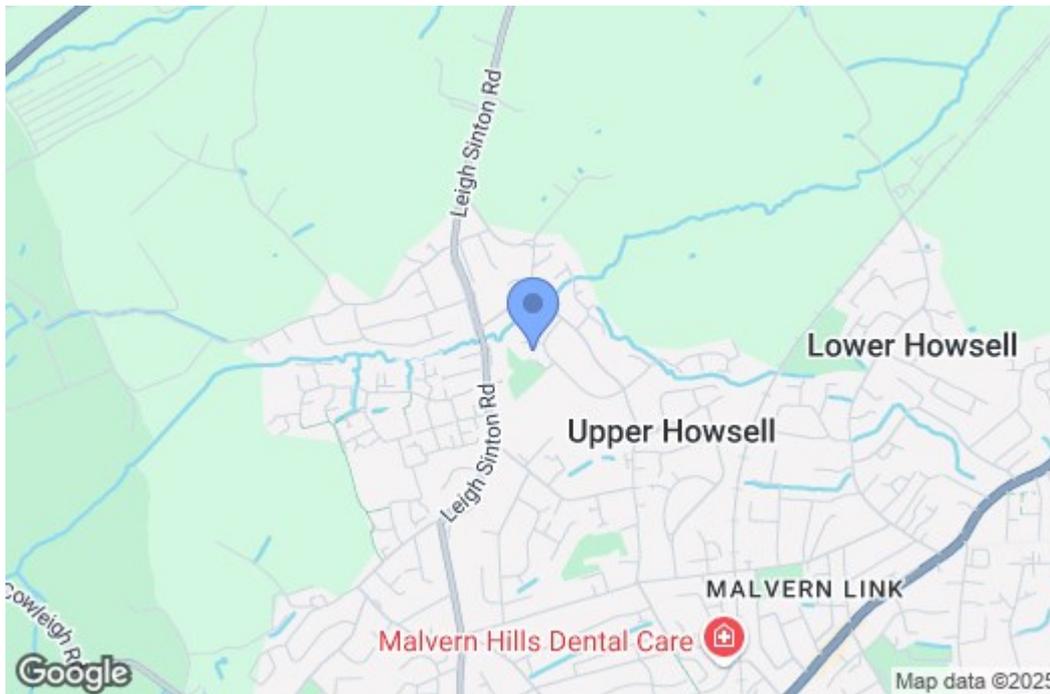
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

# Floor Plan

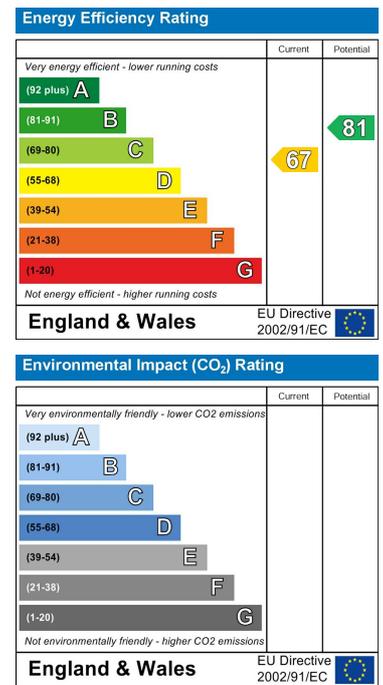


49 Michaels Crescent, Malvern

# Area Map



# Energy Efficiency Graph



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