Denny & Salmond

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Residential Sales & Letting Agents

28 Strothers Avenue

Malvern, WR14 3RS

Situated to the South of the town on Malvern Rise, with easy access to Great Malvern Railway station and Peachfield Common, this modern semi detached home offers stylish accommodation to include entrance hall, living room, inner hallway and dining kitchen whilst to the first floor there are three bedrooms and a bathroom. The property is further complemented by off road parking and an enclosed south facing garden, integrated appliances and solar panels. This property would make an ideal first time or investment purchase.

Asking Price £300,000

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Entrance Hall

Part glazed door opens in to the Entrance Hall. With wood effect flooring and integrated door mat, door off to the Living Room and stairs rising to the First Floor. Radiator, wall mounted fuse board and home security alarm control.

Living Room

13'6" x 12'0" (4.14 x 3.67)

A bright Living Room with double glazed window to the front aspect, radiator, TV points and Fibre Broadband connection point. Glazed door to Inner Hall and wood effect flooring throughout.

Inner Hall

With door to the Cloakroom and door to an extensive storage cupboard. Continuation of wood effect flooring and glazed door to Kitchen Dining Room.

Cloakroom

Continuation of the wood effect flooring, the Cloakroom is fitted with a white suite comprising a low flush WC, pedestal wash hand basin with tiled splashback and radiator.

Kitchen Dining Room

15'2" x 8'9" (4.64 x 2.67)

Fitted with a range of white base and eye level units with quartz working surfaces, stainless steel sink unit with inset drainer and mixer tap. Single electric oven, four ring induction hob, quartz splash back and extractor above. Ceramic tiled flooring throughout, space and plumbing for a washing machine, integrated tall fridge freezer and dishwasher. Spot lighting and undercounter spotlighting. Concealed Ideal combination boiler, double glazed window to the rear aspect overlooking the rear garden.

The Dining area has room for a table, radiator and double glazed French Doors opening out to the rear garden.

First Floor

From the Entrance Hall, stairs rise to the First Floor. With doors off to both Bedrooms and Bathroom. Door to a storage cupboard with slatted shelfing and access to the loft space via hatch.

Bedroom One

13'3" x 9'1" (4.04 x 2.79)

A light room with a large double glazed window and a further double glazed window to the front aspect . Radiator and floor to ceiling fitted wardrobes.

Bedroom Two

10'6" x 9'1" (3.22 x 2.79)

A generous double bedroom with floor to ceiling fitted wardrobes and double glazed window to rear aspect providing views towards the Malvern Hills, Radiator.

Bedroom Three

10'7" x 5'9" (3.24 x 1.77)

Double glazed window to rear aspect providing views towards the Malvern Hills and radiator.

Bathroom

Fitted with a white suite comprising, low flush WC, pedestal wash hand basin, panel bath with shower over and glazed screen. Wood effect flooring, partially tiled walls, extractor, ladder radiator and obscured double glazed window to the side aspect.

Outside

The south facing garden to the rear of the property is laid to lawn with numerous shrubs and hedges. A paved pathway leads from the Kitchen Dining room to the side of the property and gated access to the front. Outside tap, lighting and electric sockets, the Garden is encompasses by timber fencing.

To the front of the property is a small fore garden with pathway leading to the entrance door and gated side access. Parking for two vehicles.

Council Tax Band

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

Agents Note

Solar Panels - This property is being offered for sale with Solar Panels on the roof, these panels belong to the property and the new owner will benefit from the savings. Should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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.

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.

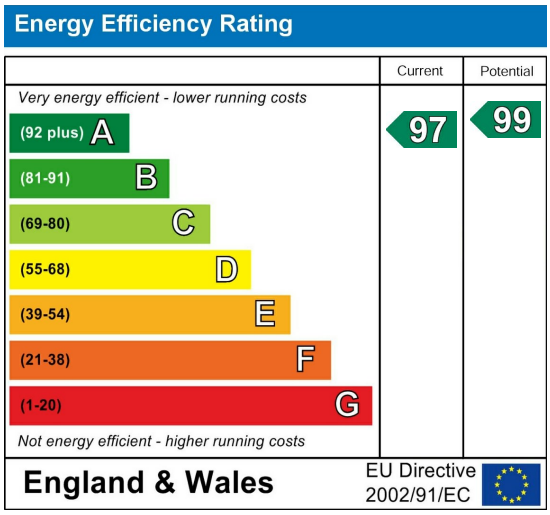
Money Laundering Regulations

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

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=xly_DELqBkg

Floor Plan



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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