



## 12 Credenleigh Cradley, Malvern, WR13 5NB

Located in the charming village of Cradley, near Malvern, this beautifully refurbished semi-detached house offers a delightful blend of modern living and village charm. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting sitting room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The fully refurbished interior boasts contemporary finishes and thoughtful design, ensuring that every corner of the home is both stylish and functional. One of the standout features of this property is the low maintenance rear garden, which offers a private outdoor retreat without the burden of extensive upkeep. This space is perfect for enjoying sunny afternoons or hosting barbecues with friends and family. A viewing is strongly advised.

**£285,000**

# 12 Credenleigh

Cradley, Malvern, WR13 5NB



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## Entrance

Hardwood door opens into the Entrance Hall. With doors off to the Sitting Room, Kitchen and Utility Cloakroom. Stairs rise to the First Floor. Wood effect flooring and wall mounted electric fuse board.

## Sitting Room

13'1" x 10'9" (4m x 3.3m)

A light and sunny room with the feature being a woodburner inset to the chimney breast with tiled hearth. Double glazed window to the front aspect, upright electric radiator and double part glazed doors open into the Dining Room. Door to understairs storage.

## Dining Room

17'0" x 14'1" (5.2m x 4.3m)

The extended Dining Room has Bi-Fold double glazed doors opening out to the rear garden perfect for entertaining on those sunny days. Spotlights to ceiling, TV point, continuation of wood effect flooring and opening to the fitted Kitchen.

## Refitted Kitchen

17'4" x 7'11" (5.3m x 2.42m)

Comprehensively re-fitted with a range of base and eye level units with working surfaces above. Space for slot-in oven with coloured glass splashback and extractor above. Composite sink unit with drainer and mixer tap, integrated dishwasher and space for an "American" style fridge freezer. Double glazed window to the rear aspect, overlooking the rear garden. Door to the Entrance Hall.

## Utility Cloakroom

8'2" x 4'11" (2.5m x 1.5m)

Fitted with eye level units, working surfaces and space and plumbing for washing machine and space for a further undercounter appliance. A white Vanity unit with sink inset and hidden cistern low flush WC. Obscured double glazed window to the front aspect, spotlights to ceiling and wood effect flooring.

## First Floor

Stairs rise to the First Floor with doors off to all Bedrooms and Bathroom. Access to loft space via hatch.

## Bedroom One

12'1" x 10'9" (3.7m x 3.3m)

A light and sunny room with a large double glazed window to the front aspect. TV point, freestanding electric heater.

## Bedroom Two

12'1" x 8'2" (3.7m x 2.5m)

A light room with a large double glazed window to the front aspect. Freestanding electric heater.

## Bedroom Three

10'11" x 7'6" (3.34m x 2.3m)

Painted wooden flooring and double glazed window to the rear aspect.

## Refitted Bathroom

Newly fitted white bathroom suite comprising, double walk-in shower with waterfall effect shower head with an additional attachment and glazed screens. Panel bath, pedestal wash hand basin and low flush WC. Obscure double glazed window to the rear aspect, extensive tiling to walls, extractor and spotlights to ceiling. Chrome "ladder" style radiator.

## Outside

Bi-Fold double glazed doors open to the rear garden. Benefitting from a substantial paved patio seating area, with a low maintenance garden. Outside lighting and an outside tap. Gated side access leads to the front of the property.

To the front of the property is gravelled driveway parking for numerous 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](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.

