Denny & Salmond

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Residential Sales & Letting Agents

36 Brookside

Colwall, WR13 6QU

Located within the popular village of Colwall, with easy access to primary school, amenities and Colwall train station. This mid terraced property is located within a quiet cul-de-sac and in brief, the accommodation comprises Entrance Hall, Living Room, Kitchen Breakfast Room, Side Lobby and Cloakroom. Whilst to the First Floor are three Bedrooms and Bathroom. The property further benefits from views towards the Malvern Hills, front and rear gardens. Double glazing throughout and newly installed Worcester Bosch boiler. Offered for sale with no onward chain.

Guide Price £250,000

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Entrance
UPVC door opens in to the Entrance Hall. With stairs rising to the First Floor, door to Living Room and storage cupboard housing electric meter and consumer unit. Radiator.

Living Room
17'5" x 11'5" (5.33m x 3.5m)
This spacious room benefits from dual aspect with double glazed windows to the front and rear aspects. A particular feature is the Woodburner inset to a chimney breast with tiled hearth, exposed wooden flooring, radiator and opening to the Kitchen Breakfast Room.

Kitchen Breakfast Room
11'3" x 10'0" (3.45m x 3.05m)
Fitted with a range of base and eye level units with working surfaces and tiled splashbacks. Single electric oven with four ring gas hob and extractor above, stainless steel1 ½ bowl sink unit with drainer and mixer tap. Space and plumbing for washing machine, dishwasher and space for a further tall appliance. Double glazed window to the rear aspect over looking the rear garden, radiator and door to the Side Lobby.

Side Lobby
Door and double glazed window to the front aspect, door to a storage cupboard. Door to the Rear Garden and Cloakroom.

Cloakroom
Fitted with a white suite comprising, low level WC and corner wash hand basin. Radiator and obscured double glazed window to the side aspect.

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 access to loft space via hatch. Door to Airing Cupboard housing a newly installed (January 2026) Worcester Greenstar Combi boiler.

Bedroom One
11'10" x 11'1" (3.62m x 3.4m)
Double glazed window to the front aspect, overlooking the front garden and stunning views towards the Malvern Hills. Radiator.

Bedroom Two
11'5" x 8'9" (3.5m x 2.67m)
Double glazed window to the front aspect, overlooking the front garden with stunning views towards the Malvern Hills. Radiator and tiled fire surround and hearth.

Bedroom Three
8'6" x 8'6" (2.6m x 2.6m)
Double glazed window to the rear aspect overlooking the rear garden, radiator.

Bathroom
Fitted with a white suite comprising; panelled bath, low level WC and pedestal wash hand basin. Shower cubicle housing electric Triton shower and partially tiled wall. Radiator and obscured double glazed window to the rear aspect.

Outside
The property benefits from a larger than average front garden with hedge boundary and a beautiful Magnolia tree as the centre piece. Paved pathway leads to the front door. The front of the property is approached via a pedestrian gate.

The garden to the rear of the property is enclosed by timber fencing and enjoys a high level of privacy. To the rear there is a patio and lawn area edged with flower borders and enclosed by wooden panel fencing.

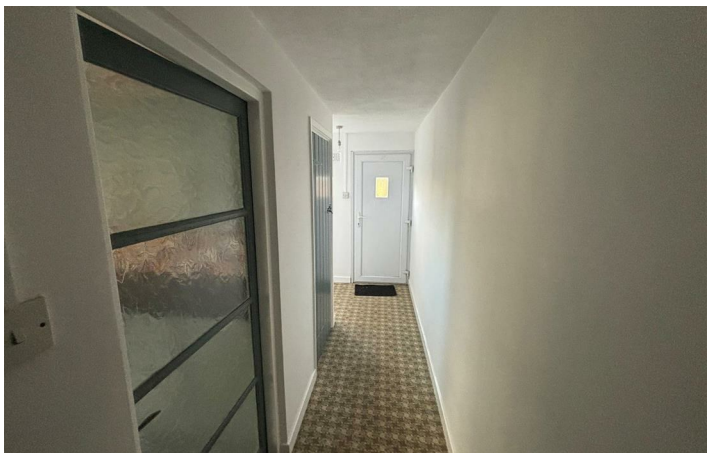
Council Tax
We understand that this property is council tax band C.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Directions
From our offices in Malvern, proceed along Wells Road and take the Wyche Road, through the Wyche Cutting and into the village of Colwall, along Walwyn Road. Pass the Colwall Park Hotel and take the fourth turning on the left into Brookside, where the property can be found on the right hand side.

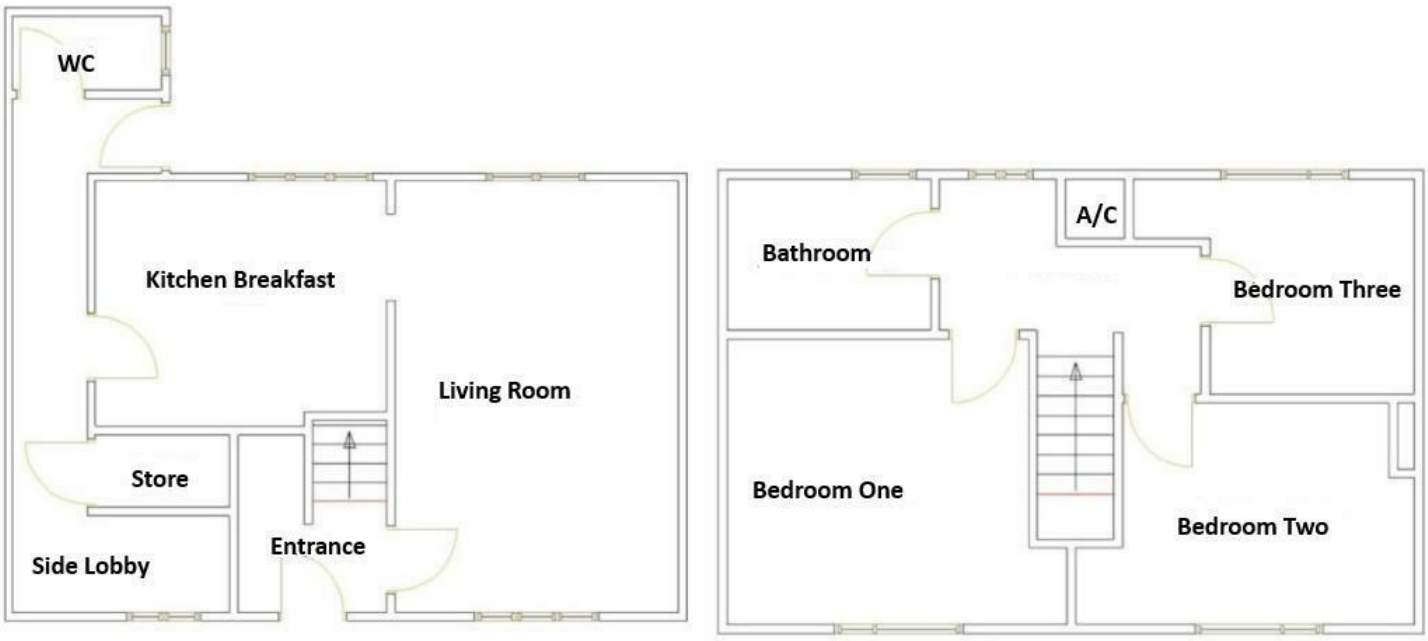
Disclosure
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has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

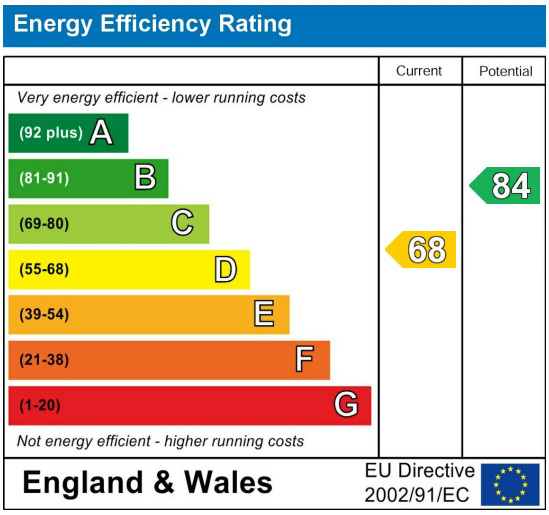
Freehold
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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





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.