Denny & Salmond

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Residential Sales & Letting Agents

2 Hanley Road

Malvern, WR14 4PQ

Situated in the popular area of Malvern Wells, this delightful detatched Edwardian home offers a perfect blend of period features and modern living. With two reception rooms, two bedrooms and bathroom, this property provides ample space for both relaxation and entertaining. The inviting atmosphere is enhanced by the characterful details typical of Edwardian architecture, making it a warm and welcoming home.

The property further benefits from gas central heating, beautifully managed gardens with storage buildings and stunning views.

Offers In The Region Of £395,000

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Entrance Porch

Wooden and glazed Entrance Porch with ledded light and stained glass inserts, under a tiled pitched rood. Hard wood door leading to Entrance Hall.

Entrance Hall

From the Entrance Porch, door opens into a the Entrance Hall. With stairs rising to the first floor, useful understairs storage cupboard, radiator and doors to the Living Room and Dining Room.

Living Room

11'2" x 10'0" (3.42 x 3.06)

A light and airy room, electric fire with Marble hearth and surround, which is featured either side by two recesses. Radiator. Secondary glazed window to the front aspect providing stunning views over the Severn Valley.

Dining Room

11'4" x 10'1" (3.47 x 3.09)

With secondary glazed window to the front aspect providing stunning views across the Severn Valley. Multi fuel cast iron stove inset into the chimney breast recess. Radiator and door to

Kitchen

10'10" x 7'6" (3.32 x 2.30)

The Kitchen is fitted with base level units with solid wood working surfaces, double Belfast sink with a swan neck mixer tap over. Cream and black double range oven with four ring gas hob and warmer plate. Space and plumbing for a slim line dishwasher and further space for a tall appliance. Secondary glazed window to the rear aspect and wall mounted Worcester Bosch combination boiler. Useful fitted pantry cupboards and reses with shelving. Part glazed door leasing to the rear porch and utility.

Rear Porch

Access from the Kitchen, with lighting, door to the Utility and double glazed windows and French doors which open to the Garden.

Utility Room

8'11" x 4'2" (2.72 x 1.29)

With plumbing for a washing machine, space for an additional appliance, working surfaces and shelfing. Wall mounted fuse board and door to storage cupboard with eclectic.

First Floor Landing

Stairs rise to the first floor landing with doors off to both bedrooms and bathroom. Access to loft space via hatch and secondary glazed window to the front aspect.

Bedroom One

10'1" x 10'0" (3.08 x 3.05)

Double glazed window to the front aspect providing views across the Severn Valley, floor to ceiling fitted wardrobes to one side and radiator.

Bedroom Two

11'4" x 10'2" (3.46 x 3.10)

Double glazed bay window to the front aspect providing stunning views over the Severn Valley, large fitted wardrobe with hanging rails and radiator.

Bathroom

The Bathroom is fitted with a high flush WC, pedestal wash hand basin with tiled splash back and mirror over, heated hanging rail and further radiator. Free standing roll top "claw and ball" bath with Victorian style mixer tap and additional hand held shower attachment. Separate shower cubicle with mains 'water fall' shower and additional hand held attachment. Single glazed window to the side aspect, Useful Airing cupboard with slatted shelfing,

Outside

The Fore Garden is pronominally laid to lawn with numerous mature hedges and a dwarf Bramley apple tree. A paved pathway and steps leads to the Entrance porch and gated side access.

To the rear of the property, the gardens are encompassed by Malvern stone wall and mature hedges, gated side access and a paved patio with external lights and water. Surrounded by numerous mature shrubs and flower filled boarders with a brick built outbuilding. Steps lead up to the secondary level which is laid to lawn with additional flower filled boarders and mature shrubs. There is an additional storage shed to the top of the garden.

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.

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.

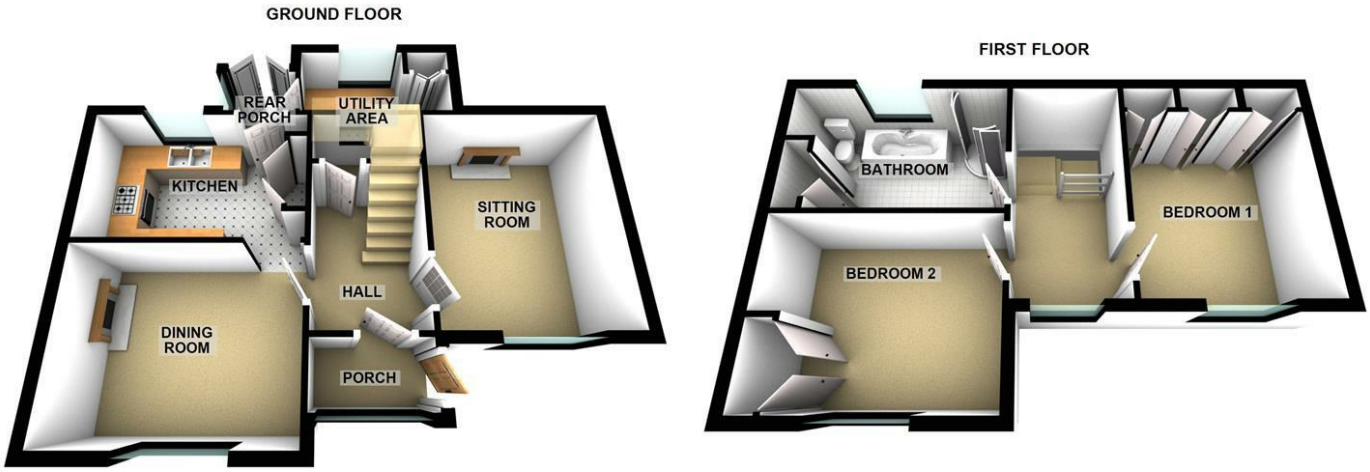
Money Laundering Regulations

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

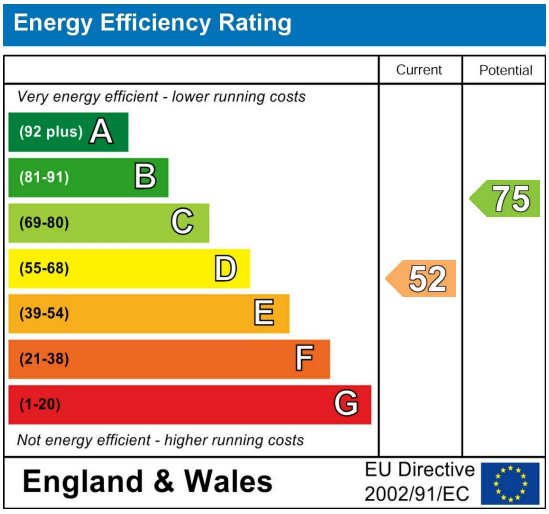
Freehold

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.

Floor Plan



2 HANLEY ROAD, MALVERN



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