Denny & Salmond

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Residential Sales & Letting Agents

91 West Malvern Road

Malvern, WR14 4NG

Situated in a popular location, residents can enjoy the tranquillity of West Malvern while being within easy reach of local amenities and transport links. This delightful Victorian end terrace house offers a perfect blend of period features and modern living. With two spacious 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 Victorian architecture, making it a warm and welcoming home.

Whether you are a first-time buyer or looking to downsize, this end terrace house presents an excellent opportunity to own a piece of history in a vibrant community. EPC Rating D

£255,000

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2 1 2 D

Entrance Hall

To the side of the property is the front door opening into the Entrance Hall. With doors off to the Dining Room and Living Room and stairs rising to the First Floor. Double glazed window to the side aspect and tiled flooring.

Living Room

14'2" x 12'5" (4.32m x 3.8m)

A lovely light room with an attractive bay with double glazed sash windows to the front aspect. A particular feature of this room is the woodburning stove inset to the chimney breast with a tiled hearth. Picture rail, deep skirting and radiator.

Dining Room

12'5" x 10'9" (3.8m x 3.3m)

The Dining Room benefits from an open fire with a beautiful wooden mantle and tiled heath. Double glazed sash window to the rear aspect, radiator and panelling to walls. Door to a useful understairs storage cupboard, wood effect flooring and opening to the Kitchen.

Fitted Kitchen

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

The Kitchen is fitted with base level units with wooden work surfaces above with tiled splashback, Belfast sink unit with drainer and mixer tap. Space for slot-in double oven, space and plumbing for washing machine and space for a further under counter appliance. Double glazed door opening out to the rear terrace and sash window to the side aspect. Wall mounted "Ideal" gas boiler, and space for a further tall appliance. Velux window to ceiling, radiator and tiled flooring.

First Floor

From the Entrance Hall, stairs rise to the First Floor. With doors off to both Bedrooms and Bathroom. Fireplace with tiled hearth and wooden mantle above, door to a storage cupboard with shelving.

Bedroom One

12'3" x 11'9" (3.75m x 3.6m)

A light double Bedroom with dual aspect double glazed sash windows to the front and side aspects providing views over rooftops and towards Herefordshire. Ornamental fireplace with wooden surround, radiator and access to loft space via hatch.

Bedroom Two

10'9" x 7'10" (3.3m x 2.4m)

Double glazed sash window to the rear aspect, radiator and wood effect flooring.

Bathroom

A generous size bathroom fitted with a coloured suite, comprising low flush WC, pedestal wash hand basin with tiled splashback and panelled bath with an electric Mira shower over, glazed screen and tiling to walls. Double glazed sash window to the rear aspect, ladder style radiator, tiled flooring, spotlights to ceiling and extractor.

Outside

There is a paved garden for ease of maintenance to the rear of the property, with a raised decked seating area. With outside lighting, tap and gated side access to the front of the property.

To the front of the property are steps up to the path leading to the side of the property and gated rear access.

Council Tax Band

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

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.

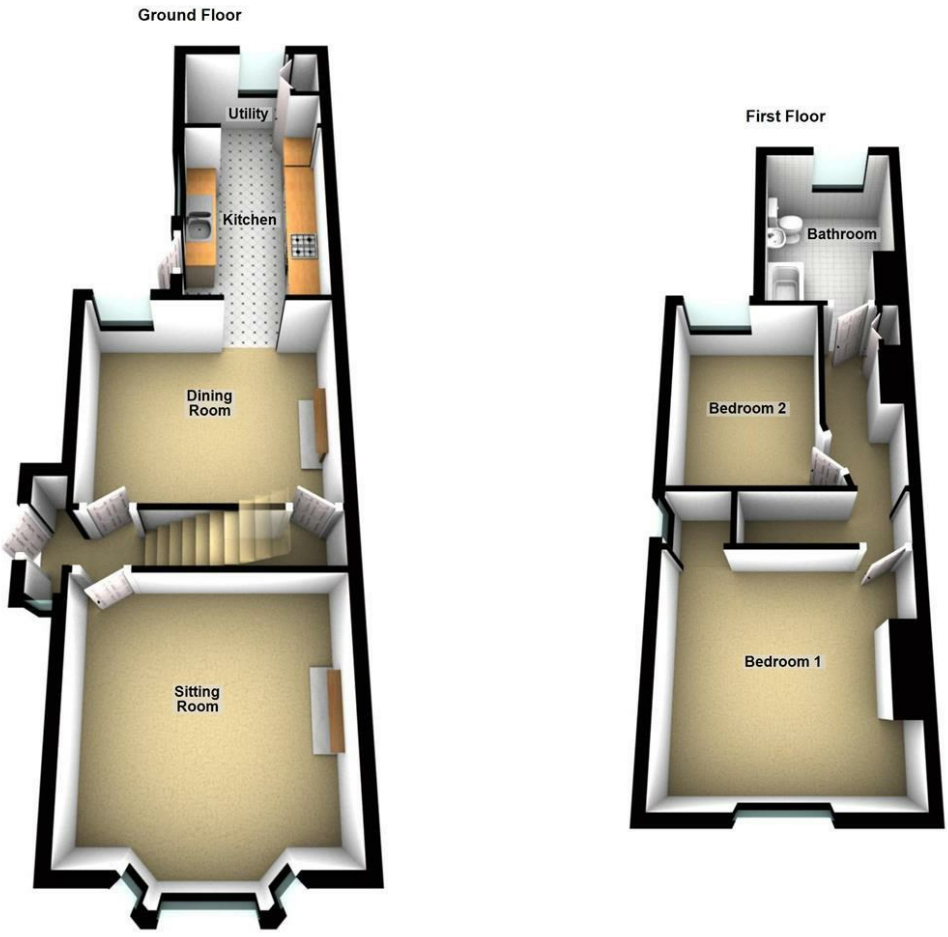
Money Laundering Regulations

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

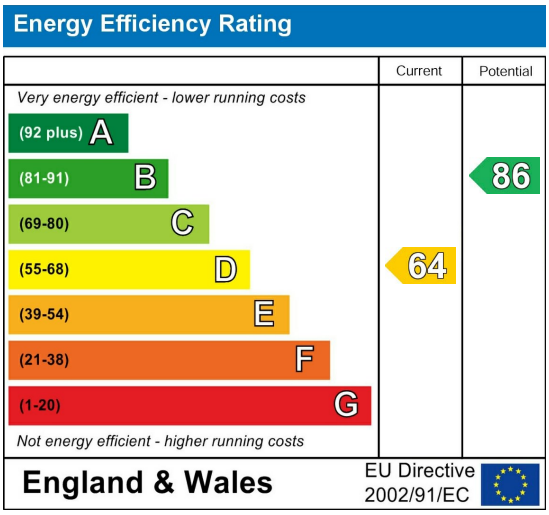
Agents Note

It should be noted that the neighbouring property has a right of access through the garden to gain access to the front of the properties.

Floor Plan



91 West Malvern Rd, Malvern



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