Denny & Salmond

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Residential Sales & Letting Agents

2 Radar Avenue

Malvern, WR14 1TB

This modern four bedroom detached property is offered for sale with no onward chain.
Situated in a popular residential area and well placed for the local amenities of Malvern Vale, within the catchment of popular primary and secondary schools and only a short distance away from the train station and Great Malvern. In brief the accommodation comprises; Entrance Hall, Kitchen Dining Room, Living Room, Study, Cloakroom and Utility Room. To the first floor are Four Bedrooms, one with Ensuite and a Family Bathroom. Benefitting from double glazing throughout, views of the Malvern Hills. To the rear there is a garage and off road parking, whilst to the front there is additional parking r for 2 more vehicles.

£450,000

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Reception Hall
Part glazed entrance door opens into the Reception Hall with doors to the Living Room, Study, Cloakroom, Kitchen Dining Room and a useful understairs storage cupboard. Radiator and staircase rising to the the First Floor Landing.

Study
11'7" x 9'3" (3.54 x 2.83)
Part glazed door opens into this versatile room, currently used as a study. Radiator and dual aspect windows to the side and front, providing views over green space towards the Malvern Hills.

Living Room
15'2" x 11'11" (4.63 x 3.65)
A well proportioned room with double glazed window to the rear and double glazed doors opening to the well maintained gardens. Radiators and TV point.

Cloakroom
Fitted with a low level WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator, wall mounted towel rail, extractor, wood effect flooring and consumer unit.

Dining Kitchen
The Kitchen area is fitted with cream coloured, high gloss base and eye level units with working surfaces. Integrated appliances to include a dishwasher, fridge and freezer, single electric oven, four ring gas hob with stainless steel splashback and extractor above. One and a half bowl stainless steel sink unit with drainer and mixer tap. Tiled flooring, radiator, spotlights to ceiling and double glazed window to front.

Within the Dining Area, there is ample space for a dining table and double glazed doors open to the well maintained gardens.

Door to:

Utility
6'0" x 5'3" (1.85 x 1.62)
Fitted with base and eye level units with working surfaces and stainless steel sink unit with drainer and mixer tap. Space and plumbing for a washing machine and further space for an additional undercounter appliance. Radiator, extractor, tiled flooring and part glazed door opens to the rear garden.

First Floor Landing
Stairs rise to the spacious first floor landing with a contemporary pendant light feature and doors off to all bedrooms and bathroom. Door to an airing cupboard currently housing the water tank and slatted shelving. Hatch to the boarded loft space with lighting. Radiator and double glazed window to the front aspect, providing views towards the Malvern Hills.

Bedroom One
11'11" x 11'2" (3.65 x 3.41)
A light and airy room with floor to ceiling mirror fronted wardrobes, with hanging rail and shelving. Decorative paneling, radiator and double glazed window to the rear aspect. Door to:

Ensuite
Fitted with a low flush WC, pedestal wash hand basin and shower cubicle with glazed screen, mains waterfall shower and additional attachment. 'Ladder' style radiator, part tiling to walls, extractor, spotlights and shaver socket. Double glazed obscured window to the rear.

Bedroom Two
11'8" x 9'5" (3.56 x 2.89)
A bright room with dual aspect double glazed windows to the side and front, providing views across green space towards the Malvern Hills. Radiator.

Bedroom Three
12'0" x 8'0" (3.67 x 2.44)
Double glazed window to the rear overlooking the rear garden and radiator.

Bedroom Four
8'8" x 8'1" (2.65 x 2.47)
Double glazed window to the front, providing viewings to the Malvern Hills. Radiator.

Family Bathroom
Fitted with a white suite comprising low flush WC, pedestal wash hand basin with mixer tap and panelled bath, with glazed screen and mains shower over. 'Ladder' style radiator, part tiling to walls, spotlights and extractor. Double glazed obscured window to the rear.

Outside
To the front of the property is a paved pathway leading to the entrance door with enclosed porch and outside lighting. There are shrub filled borders to the front and side, along with ample frontage parking for two vehicles.

To the rear, the property is predominantly laid to lawn, with a decked seating area adjoining to the house. A paved pathway leads to the rear gated access and additional paved area suitable for a garden shed. The garden is encompassed by numerous mature shrubs and fruit trees, with timber raised beds and red brick wall.

Garage
Accessed from the road or from the rear garden gate, is a single garage with an up and over door and tandem parking.

Greenbelt Charge
Estate management fee to Greenbelt in respect of common areas on the Malvern Vale estate, due each year 2024/25 fee was £237.38

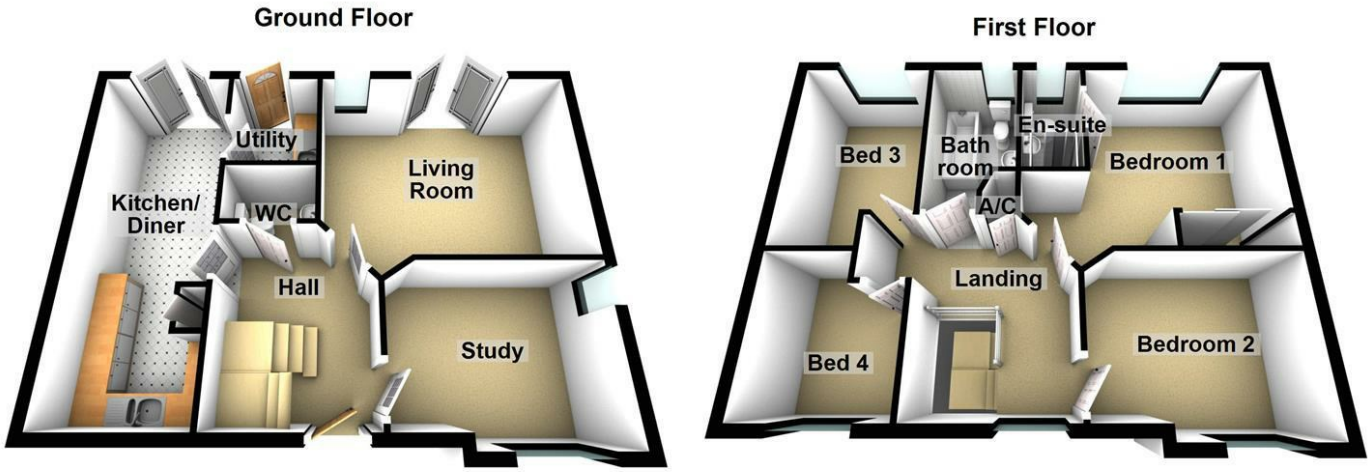
Council Tax Band
We understand that this property is within council tax band E.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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.

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



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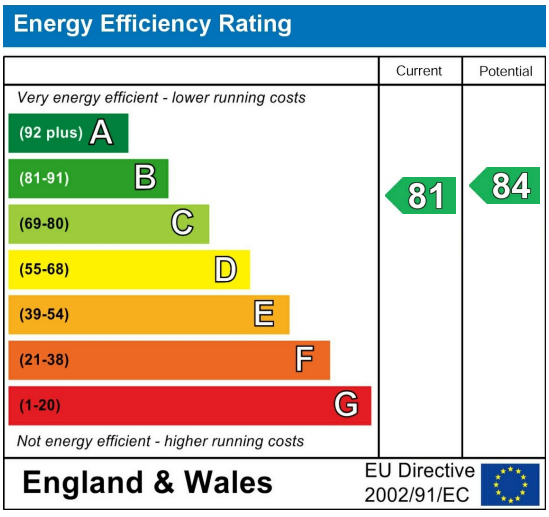

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