



44 Strothers Avenue Malvern, WR14 3RS

Located in the popular development of Malvern Rise, this detached house, built in 2022, offers a perfect blend of modern living and comfort. Outside, you will find a well-maintained garden, providing a serene outdoor space for relaxation or family activities. With a spacious living room, kitchen dining room, utility and WC, whilst to the first floor are three bedrooms an ensuite shower room and a further bathroom.

The property is beautifully presented and features numerous upgrades from the original design, with the added electric car charging point and solar panels, this property has been enhanced both aesthetically and functionality.

Don't miss the chance to make this stunning house your new home.

Offers Over £385,000



44 Strothers Avenue

Malvern, WR14 3RS



Entrance Hall

Part glazed door opens into the Entrance Hall. With doors off to the Kitchen Dining Room, Living Room and stairs rise to the First Floor. Radiator and wall mounted electric fuse board.

Living Room

18'4" x 10'2" (5.6m x 3.1m)

A light and spacious room with a large double glazed window to the front aspect providing views towards the Malvern Hills. Double glazed French doors open out to the well maintained rear garden and a further double glazed window to the side aspect. Two radiators.

Kitchen Dining Room

18'4" x 9'6" (5.6m x 2.9m)

The upgraded Kitchen area is fitted with a range of base and eye level coloured units with working surfaces. Double electric oven with four point induction hob, glass splashback and extractor above. Composite sink unit with drainer and mixer tap with integrated dishwasher below and an integrated fridge freezer. Double glazed window to the rear aspect overlooking the rear garden and door to the Utility Room. Tile effect flooring throughout and radiator.

The Dining Area has a large double glazed window to the front aspect providing stunning views towards the Malvern Hills and plenty of room for a table and additional furnishings. Door to a useful storage cupboard.

Utility

6'2" x 5'2" (1.9m x 1.6m)

The Utility Room is fitted with a wall mounted, "Ideal" boiler, working surfaces with space and plumbing for a washing machine and space for a further under counter appliance. Part glazed door opens to the rear garden, door to WC. Radiator and continuation of tile effect flooring.

WC

Fitted with a white suite comprising, low flush WC and pedestal wash hand basin with chrome mixer tap and tiled splashback. Radiator, extractor to ceiling and continuation of tile effect flooring.

First Floor

From the Entrance Hall, stairs rise to the First Floor landing. With doors off to all Bedrooms, Bathroom and door to a storage cupboard housing slatted shelving for storage. Double glazed window to the rear aspect providing views towards Bredon Hill. Radiator.

Loft Space

Access via drop down ladder, partly boarded loft with shelving, lighting and plenty of storage.

Bedroom One

14'1" x 10'5" (4.3m x 3.2m)

A light and spacious room with double glazed window to the rear aspect providing views towards Bredon Hill and a further double glazed window to the side aspect providing views towards the Malvern Hills. Radiator and door to En-Suite Shower Room.

En-suite Shower Room

The En-suite Shower Room is fitted with a white suite comprising, pedestal wash hand basin and low flush WC. Double walk-in shower with tiled walls and glazed sliding door. Obscured double glazed window to the front aspect, radiator, shaver point and extractor to ceiling.

Bedroom Two

10'9" x 8'6" (3.3m x 2.6m)

Double glazed window to the front aspect, providing views over rooftops and towards the Malvern Hills. Radiator.

Bedroom Three

9'2" x 7'6" (2.81m x 2.3m)

Currently used as a dressing room, with double glazed window to the rear aspect and radiator.

Bathroom

The Bathroom is fitted with a white suite comprising, panel bath with Myra electric shower over and glazed screen. Pedestal wash hand basin with tiled splashback and low flush WC. Obscured double glazed window to the front aspect, radiator and extractor to ceiling.

Outside

The private garden to the rear of this property has been beautifully landscaped by the current owners. With two substantial paved seating areas, raised borders with lighting and a particular feature is the water wheel, creating a tranquil environment. The garden has two raised flower beds creating access to the lawned garden. A substantial timber shed provides useful storage for the garden tools. With a wall and timber fence boundary, outside lighting, power, tap and gated side access to the driveway parking.

The fore-garden is laid to lawn with shrub filled borders and a paved pathway leading to the covered front door. Driveway parking for two vehicles is to the side of the property, with an electric car charging point.

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.

Solar Panels

This property is being offered for sale with a Solar system GivEnergy 9.5kwh Battery + Charger Point. These panels belong to the property and the new owner will benefit from the savings. Should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Annual Green Charge

Once the development of Malvern Rise has been completed, there is an amount of £120 which is payable to the management company by the home owner in relation to the upkeep of the green space around this development.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

