



**13 Pickersleigh Grove, Malvern, WR14 2LX**

**£200,000**

A detached bungalow in a quiet location and of a non-standard construction offering accommodation comprising:- easy access entrance with covered area for mobility scooter, porch, lounge with front aspect and view of hills, kitchen overlooking the garden, bathroom with refitted walk in bath with shower over, two bedrooms. The good size rear garden has a patio, garden shed, lawn, shrubs and flower beds. The property has solar panels, double glazing and gas central heating and is offered for sale with no onward chain.



# 13, Pickersleigh Grove, Malvern, Worcestershire, WR14 2LX

## ENTRANCE

uPVC front door with adjacent double glazed opaque window opens to:

## PORCH 6'5" x 5'9" (1.97m x 1.77m)

With radiator, electric fuse box, opaque multi paned door to:

## LOUNGE 17'0" x 10'10" (5.19m x 3.32m)

Front aspect double glazed window with view of Beacon and North Hill, double radiator, telephone point, fireplace with electric fire, opaque multi paned door to kitchen and multi-paned door to inner hall.

## KITCHEN 11'1" x 10'5" (3.38m x 3.18m)

Rear aspect double glazed window, opaque double glazed door to garden, door to built in LARDER CUPBOARD, door to WALK IN STORE CUPBOARD. Fitted units to eye and base level with sink unit and appliances including free standing cooker, washing machine, fridge. tumble dryer. Wall mounted Worcester gas central heating boiler.

## INNER HALL

With door to airing cupboard, hatch to roof space, central heating thermostat, radiator and slatted shelving, doors to:

## BATHROOM

Rear aspect opaque double glazed window, lease access Selfsure walk-in bath with shower, wash basin, higher level WC, radiator, wall cupboard, vinyl flooring.

## BEDROOM ONE 11'10" x 13'1" (3.61m x 4m)

Front aspect double glazed window, radiator, wardrobe to one wall with dressing table, plus further matching wardrobe.

## BEDROOM TWO 11'1" x 8'2" (3.38m x 2.50m)

Rear aspect double glazed window, radiator, wall mounted shelving.

## GARDEN

With block paved path to front door, covered area with electric point. Path to side door. Path to rear garden and opening to rear garden with two sheds, large patio, lawns, mature shrubs and flower beds and sun terrace.



## DIRECTIONS

From the office proceed along Worcester Road in the direction of Malvern Link. Continue along Worcester Road through the traffic lights and past the common on the right and into Malvern Link. Follow the road and at the traffic lights turn right onto Pickersleigh Avenue continue along Pickersleigh Avenue and turn right signposted Grove School into Pickersleigh Grove. On the left there is an area of bungalows set back from the road. No 13 is on the left hand side. Parking for viewing is on the layby opposite. For more details or to book a viewing please call our Malvern office on 01684 561411.

**what3words**



**MAKING AN OFFER.** At the point of making an offer, intending purchasers will be required to produce two pieces of identification documentation for each individual and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

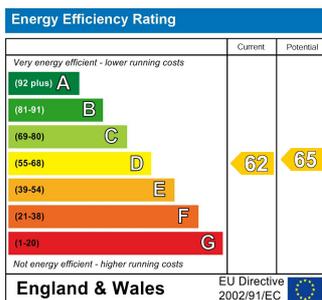
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: A

**MAKING AN OFFER:** At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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