



20 Cornfield Close, Malvern, WR13 6RS

£270,000

A very well presented modern semi-detached property in a small development in the popular village of Welland. Comprising: entrance hallway, kitchen, lounge dining room, first floor landing, two double bedrooms and a bathroom, off road parking front and rear gardens. The property further benefits from a air source heat pump heating system and uPVC double glazing. We highly recommend an early viewing of this delightful home.



20, Cornfield Close, Welland, Malvern, WR13 6RS

ENTRANCE

Canopy porch over front door with inset glass, opens to:



ENTRANCE HALLWAY

Stairs to the first floor with wooden spindle bannister, under stairs storage cupboard, radiator, door to WC.

WC

Low level WC with concealed cistern, wash basin and wood effect floor, extractor fan.

KITCHEN 11'8" x 7'4" (3.56m x 2.26m)

Front facing uPVC window, range of modern eye and base level units, worktop with inset one and a half sink drainer unit and a mixer tap, integrated electric oven and hob with extractor hood over, stainless steel splash back, integrated fridge freezer.



SITTING ROOM 14'10" x 11'4" (4.54m x 3.47m)

Rear facing uPVC window and double doors open to garden, radiator, television and satellite points.

FIRST FLOOR LANDING

Radiator, wooden spindle banister, loft access.



BEDROOM ONE 14'11" x 10'1" (4.55m x 3.09m)

Front facing with two uPVC windows, radiator, television and satellite points.

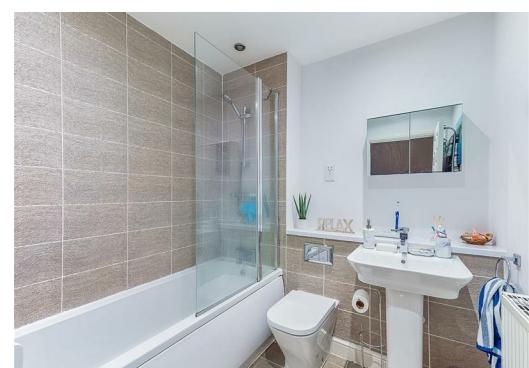
BEDROOM TWO 14'11" x 9'3" (4.55m x 2.83m)

Rear facing uPVC window, radiator.



BATHROOM 6'11" x 6'3" (2.12m x 1.91m)

Panel bath with textured tiling and shower attachment over, low level WC with concealed cistern, pedestal wash basin, radiator, tiled floor, extractor fan, spot lighting.



OUTSIDE - FRONTRAGE AND DRIVEWAY

Driveway to the side gives the property parking for 2/3 cars, gated side access to the rear garden.

REAR GARDEN

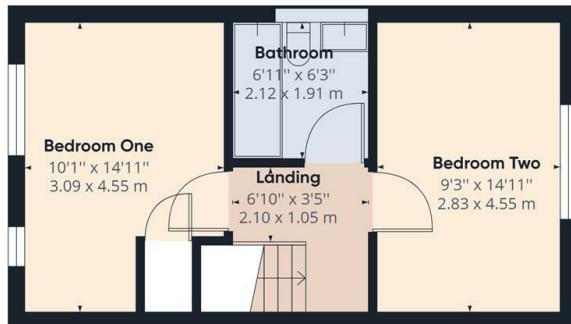
Enclosed by timber fencing, laid to lawn with slab patio area and path to gated side access, timber garden shed, outside light and tap.

DIRECTIONS

From the Allan Morris office in Great Malvern bear right across Belle Vue Terrace and on to the Wells Road. Follow the road out of town in the direction of Ledbury for approximately 1.5 miles. Take the left hand turn after the

Wells Primary school into Upper Welland Road. Follow the road down the hill, going through Upper Welland to a T-junction. Turn left and proceed straight on to the village of Welland. Continue to the centre of the village taking the last turning on the left before the crossroads into Cornfield Close. Follow the road around and the property can be found on the right hand side indicated by the For Sale board. To arrange a viewing or with any queries on the property please call us on 01684 561411 or email malvern@allan-morris.co.uk.





(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Approximate total area⁽¹⁾

760.16 ft²
70.62 m²

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 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.

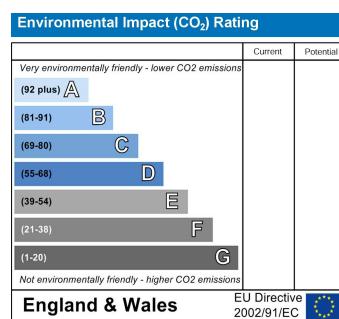
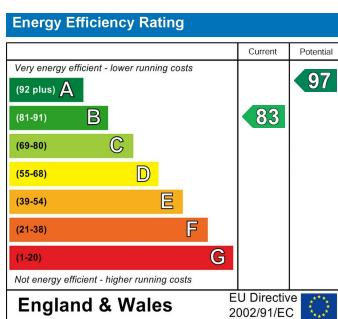
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: B83 Potential: A97

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

AGENTS NOTE - Please be aware but planning is in place to develop the land beyond Cornfield Close. Number 20 backs onto the Orchard which will be planted to comply with the developments Green Infrastructure landscaping scheme. A copy of this plan is available on request.

Cornfield Close is a private road and all owners currently pay £20 per month which goes towards the maintenance of the green infrastructure and wild flower meadows and the sinking fund for the maintenance of the road.



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