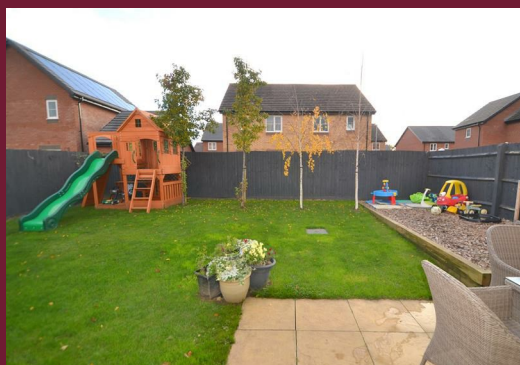




18 Marsden Crescent, Malvern, WR14 3FD

£395,000

An immaculately presented, detached family home in a recently built development., Malvinha Court on the outskirts of Malvern. The property is built by Lion Court Homes and is a Tibberton design offering accommodation comprising:- reception hall, cloakroom, lounge, large kitchen, dining, sitting room, bedroom one with dressing room with fitted wardrobes and en suite bathroom, two further double bedrooms and a family bathroom with large shower enclosure. The property has an enclosed garden to the rear with bark chopped play area, patio and lawn. At the front a garage and double width parking plus lawn. The property benefits from gas central heating and double glazing. Viewing highly recommended.



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ENTRANCE

Canopy porch over, uPVC opaque glazed front door opening to:

RECEPTION HALL

With wood effect flooring, radiator with oak shelf over, central heating thermostat, stairs to first floor with wood balustrade, under stairs cupboard with hanging for coats. Oak doors to:

CLOAKROOM

Front aspect opaque double glazed window, close coupled WC, wash basin with cupboard under and mixer tap, radiator, extractor fan.

SITTING ROOM 16'11" x 9'10" (5.16m x 3.01m)

Front aspect uPVC double glazed window with blind, double radiator under.

KITCHEN/DINING/LIVING ROOM 26'9" x 11'11" (8.17m x 3.65m)

Rear aspect uPVC double glazed window with blind. Fitted kitchen units including breakfast bar with one and a half bowl single drainer sink unit mixer tap, built in five ring gas hob, built in double oven, built in dishwasher, built in fridge and freezer, built in washer/dryer, cupboard housing Ideal gas central heating boiler, central heating control panel. Dining area with radiator. Sitting area with rear aspect French uPVC double glazed doors to garden with adjacent windows, further radiator.

FIRST FLOOR LANDING

With front aspect double glazed window with view of the Beacon, radiator under, hatch to loft space which is part boarded, door to cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 12'10" x 11'10" (3.93m x 3.63m)

Rear aspect double glazed window, radiator under, opening to:

DRESSING AREA 8'9" x 7'2" max to fitted wardrobes (2.68m x 2.2m max to fitted wardrobes)

Side aspect opaque double glazed window, radiator under, tiled mirrored wardrobes to two walls with hanging and shelving. Door to:



ENSUITE 8'0" x 7'3" (2.44m x 2.21m)

Front aspect opaque double glazed window, double radiator under, bath with mixer tap, large shower enclosure with thermostatic shower, close coupled WC, wash basin with mixer tap, extractor fan.

BEDROOM TWO 11'1" x 10'7" min 13'8" max (3.38m x 3.23m min 4.18m max)

Rear aspect double glazed window, radiator under.

BEDROOM THREE 10'4" x 10'9" (3.16m x 3.3m)

Front aspect double glazed window, radiator under.

BATHROOM 9'8" x 6'6" (2.95m x 2m)

Side aspect opaque double glazed window, bath with mixer tap, large shower enclosure with rain fall shower and adjustable shower, close coupled WC, wash basin with mixer tap, heated towel rail, extractor fan.

OUTSIDE

At the rear, fenced to all sides with a gate giving access to the front on the right hand side. Patio adjoining the doors from the sitting room with outside tap. Lawn with four young trees. Bark chipped area suitable for play equipment.

At the front the property has a block paved drive to the fore of the garage, with lawn with shrubbed border.

GARAGE

Integral single garage with up and over door, light and power.

DIRECTIONS

From the office proceed to Barnards Green and go straight across in the direction of Upton. Take the second turn on the right by the pond onto Poolbrook Road and take the third on the left just after The Three Horseshoes pub into Bredon Grove. Follow the road to the end and turn right onto Brookfarm Drive and at the end turn left. Take the first left into Grindrod Place and turn left into Marsden Crescent. Follow the road round to the right and No 18 is on the right.





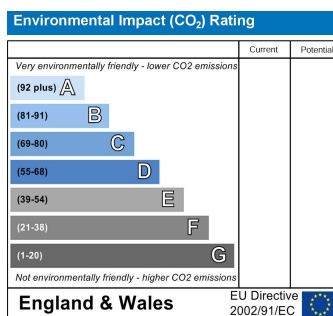
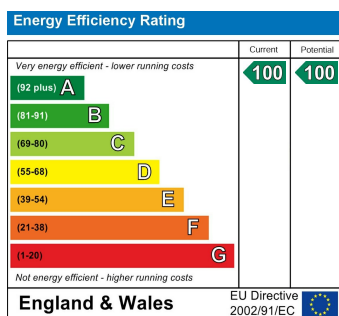
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: E

ENERGY PERFORMANCE RATINGS: Current: A100 Potential: A100



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