



37 Beverley Way, Malvern, WR14 1LA

Price Guide £425,000

A beautifully presented detached bungalow with three bedrooms, the main bedroom having an en suite shower room, good sized living room, wonderful fitted kitchen opening into dining area/garden room, family bathroom, brick built external studio/utility, generous off road parking. This lovely home is situated at the bottom of a quiet residential cul de sac and is offered in a NO CHAIN SALE situation. Early viewing highly recommended.



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ENTRANCE

Approached over brick frontage to storm porch and double glazed French door opening into:

HALLWAY

Two radiators, coat hooks, downlights, airing cupboard with electric heater and slat shelving, Karndean flooring.

DINING KITCHEN 23'3" x 10'11" (7.1m x 3.35m)

The kitchen is beautifully fitted with a matching range of wall and base units, side facing double glazed window, built-in Neff double oven and grill, built-in slimline dishwasher, inset Neff hob into solid wood worktop, cooker hood over, Belfast sink with mixer taps and water filter, washing machine, oak flooring to the kitchen side and ladder style radiator. The dining area/garden room has Karndean flooring, dual aspect double glazed windows, double glazed patio doors to the third side, radiator.

LIVING ROOM 18'10" x 12'2" (max) (5.75m x 3.71m (max))

Front facing double glazed bay window, twin ceiling lights, two radiators, electric log burner, oak mantle shelf, television and telephone points,

BEDROOM TWO 12'7" x 9'11" (3.84m x 3.03m)

Rear facing double glazed window, radiator, television point, built-in wardrobe with shelving and rail.

MAIN BEDROOM 10'11" x 12'0" (3.35m x 3.66m)

Rear facing double glazed window, radiator, television point and door to:

ENSUITE SHOWER ROOM 7'9" x 5'2" (2.38m x 1.58m)

Large walk-in shower with glass screen, built-in hand basin and WC with cupboards and drawers, obscure double glazed window, ladder style radiator, down lighters, Karndean flooring.

BEDROOM THREE 12'2" x 7'10" (3.73m x 2.4m)

Front facing double glazed window, radiator, television points.

BATHROOM

Beautifully appointed with roll top bath, glazed shower cubicle, built-in WC and vanity unit with ceramic sink and drawers, two obscure double glazed windows, ladder style radiator.

EXTERNAL STUDIO/UTILITY ROOM 12'9" x 8'11" (3.9m x 2.72m)

Recently built on the generous frontage, with uPVC door and double glazed window, down light, loft space, electric panel heater, Karndean flooring, inset stainless steel sink unit, worktop and shelving.



OUTSIDE

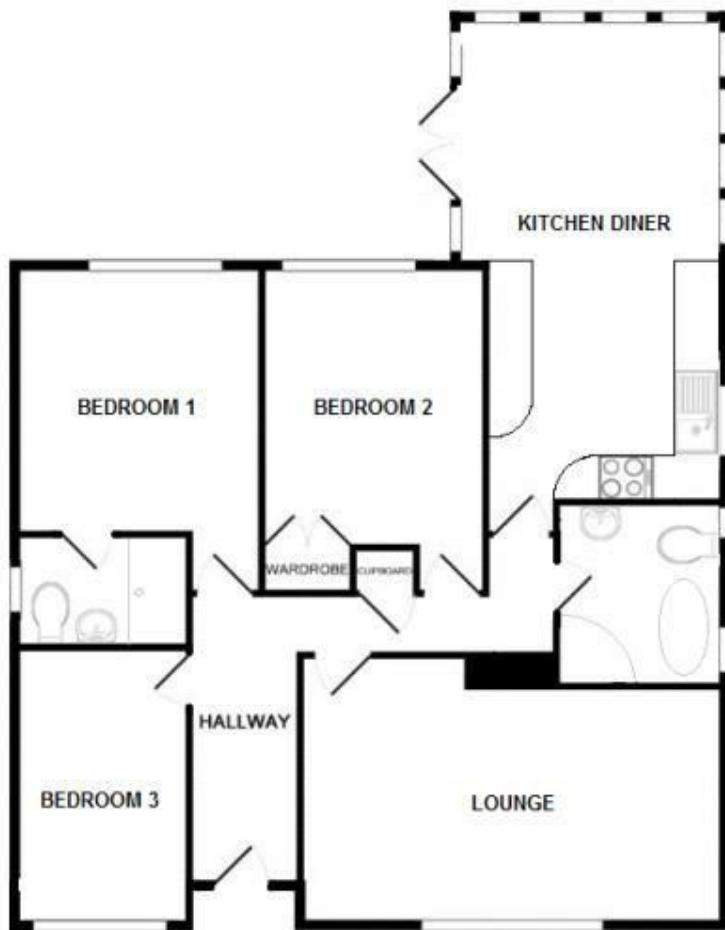
This delightful property has a level and enclosed rear garden of a good size. It is essentially laid to lawn with some inset trees, raised fish pond and a large shed. There is a good sized patio and access to the front. The frontage is brick paved, offering parking for several vehicles and with the added benefit of the outside studio.

DIRECTIONS

From our office on the Worcester Road proceed north towards Malvern Link. At the traffic lights turn left and then bear right towards Leigh Sinton along the Newtown Road, this then becomes Leigh Sinton Road. Go past the new development on the left hand side and take the 3rd left into Westward Road. Take the first left into Beverley Way and left at the T junction. No 37 will be found at the bottom of the cul de sac on the left hand side.

For more details or to book a viewing, please call our Malvern office on 01684 561411





TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC

Material Information Report

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-90) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



FIXTURES AND FITTINGS: Only those items referred to in these particulars and carpets and curtains are included in the sale price. Other items may be available by separate arrangement, specifically the king size bed and the tumble dryer.

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: D

ENERGY PERFORMANCE RATINGS: Current: D63 Potential: B81

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

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