



23 Springfield Glade, Malvern, WR14 1LN

Price Guide £265,000

A surprisingly spacious semi detached house at the bottom of this popular residential cul de sac. In brief, the accommodation comprises: Porch, guest wc, living room, dining kitchen, three bedrooms and family bathroom. There is a driveway, garage, small front garden and totally enclosed and level rear garden with a patio, generous lawn, shed, raised bed and stocked flower border and access to the garage. To the front of the house are views up to the Hills, whilst from the upper windows at the rear are views over playing fields. We recommend early viewing to appreciate this well maintained home. NO CHAIN SALE.



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ENTRANCE

Approached via pathway to double glazed front door opening into porch with power point, radiator, coat hooks and doors to living room and:

GUEST WC 6'4" x 2'9" (1.94m x 0.84m)

Obscure double glazed front facing window, close coupled WC, wall mounted basin, radiator, shelf and alarm control.

LIVING ROOM 14'0" x 11'9" (4.28m x 3.59m)

Front facing double glazed window offering lovely views to the Hills, feature brick fireplace, radiator, delft rack, radiator, stairs leading to the first floor, door to understairs cupboard, television point and power points.

DINING KITCHEN 9'7"x 14'7" (2.94mx 4.47m)

With rear facing double glazed window and rear facing double glazed patio doors onto the rear garden. The kitchen is fitted with a matching range of wall and base units, under counter washing machine, gas cooker with hood over, inset single sink unit with mixer tap, peninsular bar with cupboard and drawer under and slimline dishwasher and fridge, radiator. Door to understairs cupboard with shelving and power point, door to garage. The dining area opens onto the garden and offers space for a table and chairs.

FIRST FLOOR LANDING 9'3" x 6'2" (2.82m x 1.88m)

Double glazed window, access to the loft space, power point, cupboard housing the Worcester Bosch boiler and having slat shelving.

BATHROOM 5'5" x 6'6" (1.67m x 2.00m)

Rear facing double glazed window, 'P'-bath with shower over and glazed screen, radiator, pedestal hand basin, close coupled WC, towel rail, mirror and shelf.

BEDROOM TWO 9'3" x 7'9" (2.84m x 2.37m)

Rear facing double glazed window overlooking the garden to the playing fields beyond, radiator, power points.

BEDROOM ONE 12'7" x 8'2" (3.85m x 2.51m)

A generous double bedroom with lovely views to the Hills from the front facing double glazed window, built-in wardrobes with mirror fronted sliding doors, hanging rails and shelving, power points, television point and radiator.

BEDROOM THREE 8'9" x 6'0" (2.67m x 1.85m)

Front facing double glazed window with views to the hills, radiator, power points, telephone point and built-in wardrobe with hanging rail.

GARAGE 17'0" x 8'0" (5.19m x 2.44m)

With up and over door, pedestrian door to the rear, rear facing window, power points, lighting, hatch to roof space and wall mounted cupboard.



FRONT GARDEN

The front garden is laid to lawn with flag stoned walkway and inset shrubs. The driveway, allowing off road parking leads to the attached garage.

REAR GARDEN

Has been lovingly cultivated and is fully enclosed with a flag stoned patio, essentially laid to lawn, raised flower beds, well stocked flower borders, hardstanding area, wooden shed with power and access to the garage.

DIRECTIONS

From the office proceed along the Worcester Road to the traffic lights. Turn left and follow the road to the right going past the shops. Continue along onto Leigh Sinton Road and turn right by Dyson Perrins School into Yates Hay Road. First left into Springfield Glade and bear left. The house can be found on the right hand side as indicated by the Sale Board.





Allan Morris

Approximate total area⁽¹⁾

76.3 m²

Reduced headroom

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

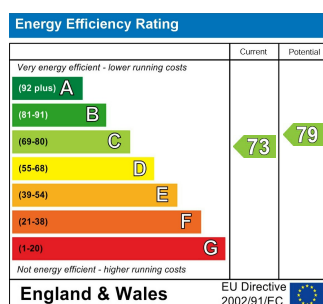
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC

Material Information Report



Fixtures and Fittings: Only those items referred to in these particulars are included in the sale price. Carpets, curtains, blinds and light fittings will remain. Other items 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: C

Energy Performance Rating: Current: C73 Potential: C79

Transport Links: Malvern Link Railway Station: 0.7 mile; Worcester 7.8 miles (approximate mileages)

Schools Information: Local Education Authority: Worcestershire LA: 01905 822700

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