



14 Cherry Tree Drive, Malvern, WR14 4AU

Price Guide £240,000

A beautifully presented mid terrace property situated in a popular location close to Peachfield Common and access to the hills, within catchment for the Wyche Primary School and a short walk to Great Malvern train station and shops and facilities in Great Malvern or Barnards Green. The property briefly comprises:- entrance hall, sitting room with understairs storage, dining kitchen, two bedrooms with built -in double wardrobes and a modern bathroom. Further benefits to the property include having a south facing (long) rear garden with views to the hills, gated access to the front, en bloc garage, potential for off road parking, double glazing and gas central heating from a combi boiler.



14, Cherry Tree Drive, Fruitlands, Malvern, WR14 4AU

ENTRANCE

Front facing uPVC part-glazed door into:

HALL

Stairs to first floor, wood effect flooring, glazed door to:

LOUNGE 12'2" x 10'9" plus understairs cupboard (3.73m x 3.30m plus understairs cupboard)

Front facing uPVC double glazed window, radiator, wood effect flooring, understairs storage cupboard, gas and electric point for a fire. Glazed door to:-

DINING KITCHEN 13'11" x 8'7" (4.25m x 2.63m)

Rear facing uPVC double glazed window, range of high gloss floor and wall-mounted units, stainless steel single drainer sink unit, built in electric oven and hob with stainless steel extractor hood, space and plumbing for washing machine, double radiator, room for table and chairs, rear facing uPVC double glazed door to garden.

FIRST FLOOR LANDING

With hatch to loft space, doors to:-

BEDROOM ONE 13'10" max x 11'6" max , narrowing to 10'10" (4.24m max x 3.52m max , narrowing to 3.32m)

Front facing uPVC double glazed window, radiator, two double built in wardrobes, storage cupboard housing Glow Worm gas central heating boiler.

BEDROOM TWO 7'1" x 11'0" max (2.18m x 3.36m max)

Rear facing uPVC double glazed window with fabulous views of the Hills, radiator, built-in double wardrobe.

BATHROOM 6'4" x 6'6" (1.95m x 1.99m)

Rear facing uPVC obscured double glazed window, panel bath with thermostatic shower over, glazed shower screen, pedestal wash basin with mixer tap, low level WC, heated ladder style towel rail.

GARDEN

Decking at the rear of the house with outside tap, raised beds separate the lawn, which has a path at the side. At the end of the garden is a flag stoned seating area and a gate giving access to the path that leads to the front. The garden is fenced on all sides and offer panoramic views of the Hills. The front garden is open plan and gravelled and there is potential to lower the kerb to create a formal parking space at the front of the house.

There is a garage en bloc at the bottom of the road with a black up and over door.

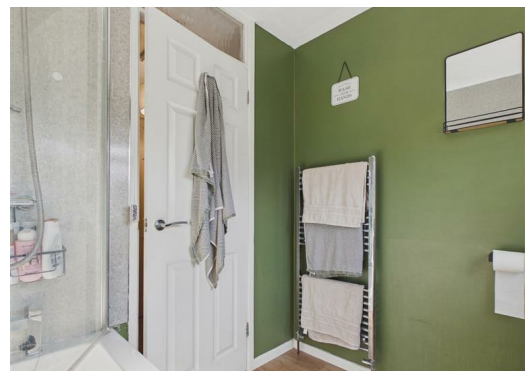
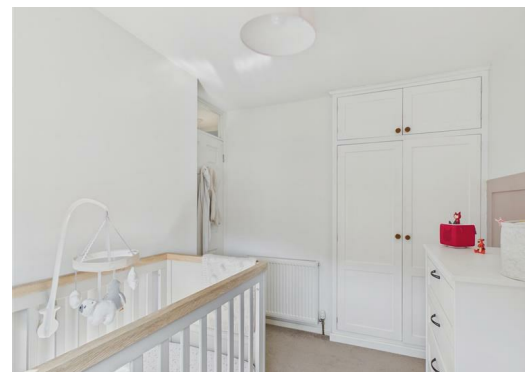


DIRECTIONS

From the office of Allan Morris on Worcester Road proceed on to Wells Road. Go past the Common on the left hand side and turn sharp left into Peachfield Road. Take the right into Fruitlands. Follow the road down and round to the left. Cherry Tree Drive is on the left hand side. No 14 can be found on the right indicated by the Allan Morris For Sale board. To view the property or with any queries please contact the office on 01684 561411.

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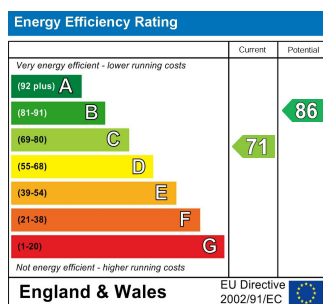
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: B

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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