



**26 Strothers Avenue, Malvern, WR14 3RS**

**Price Guide £288,000**

A recently completed, three bedroom semi detached house with south facing rear garden with easy access to Great Malvern station, Barnards Green shopping centre and Malvern common. The accommodation comprises: entrance hall, sitting room with focal fireplace, inner hall with large storage cupboard, cloakroom, dining kitchen with French doors to the a south facing patio, main bedroom with fitted wardrobes, two further bedrooms, bathroom. Further benefits include: gas central heating, double glazing. Fully fenced south facing rear garden including a patio with space for table and chairs, raised veg beds and shed. Two parking spaces to the front of the property. NO ONWARD CHAIN



# 26, Strothers Avenue, Malvern, WR14 3RS

## CANOPY PORCH

Outside courtesy light, part double glazed door to:

## ENTRANCE HALL

Ceiling light point, smoke alarm, radiator, stairs to first floor, bespoke door mat. Door to:

## SITTING ROOM 13'5" x 12'0" (4.11m x 3.68m)

Front aspect double glazed window, ceiling light point, picture rail, feature wall mounted living flame electric fire, radiator, glazed door to:

## INNER HALL

Ceiling light point, smoke alarm, large built-in under stairs cupboard with light, door to cloakroom. Glazed door to:

## DINING KITCHEN 15'3" x 8'9" (4.65m x 2.67m)

Rear aspect double glazed windows and rear aspect double glazed double French door to southerly rear garden patio with space for table and chairs and outside dining. Ceiling light point over dining area, recessed ceiling down lighters over kitchen area, picture rail, fitted kitchen comprising of a matching range of floor and wall mounted light blue grey units under a stone effect work top with matching surround, inset gas hob with hidden extractor over, integral oven, stainless steel one and a half bowl sink unit, space and plumbing for washing machine, space for tall fridge freezer, space for further appliances, tile effect flooring, radiator.



## CLOAKROOM 6'8" x 3'4" (2.04m x 1.03m)

Ceiling light point, extractor. white suite comprising: pedestal wash hand basin, push flush WC, radiator, tile effect floor, tall fitted storage cabinet with shelving and cupboards, wall mounted medicine cupboard.

## LANDING

Ceiling light point, access to roof space, built-in landing cupboard with slatted shelving and electric heater. Doors to:

## BEDROOM ONE 15'4" x 9'0" (4.68m x 2.76m)

Front aspect double glazed windows, ceiling light point, picture rail, radiator, bespoke fitted full height double wardrobes with hanging rail and shelving.

## BEDROOM TWO 10'7" x 9'2" (3.23m x 2.80m )

Rear aspect double glazed window with views to the side along the Malvern Hills, ceiling light point, radiator.

## BEDROOM THREE 10'6" x 5'10" (3.22m x 1.78m)

Rear aspect double glazed window with views to the side along the Malvern Hills, ceiling light point, radiator.

## BATHROOM 6'4" x 6'0" (1.95m x 1.84m)

Recessed ceiling downlighters, extractor, white suite comprising: panel bath with rainfall and body showers over and screen to side, pedestal wash hand basin, push flush WC, mounted wall cupboard, part tiled walls, heated chrome towel rail, tile effect floor.

## FRONT GARDEN

Low maintenance front garden, bloc paved drive provides parking for two cars with a paved path to the front door with flower and shrub beds to the front and paved path to the rear garden. An EV charging point has also been installed.

## REAR GARDEN

Southerly rear garden accessed from the dining kitchen or via a pedestrian gate from the side path. Good sized initial patio with space for table and chairs and al fresco dining. An awning above the doors from the kitchen diner provides shade if required. A path leads across the lawn to the end of the garden, past raised flower and veg beds to a timber garden shed at the rear, outside tap and electrical socket.

## DIRECTIONS

The property is located on the 'Malvern Rise' Persimmon estate off St Andrews Road. The entrance to the estate is to the side of the newly built 'Elgar Court' care home on St Andrews Road. Turn from St Andrews Road into Doppler Road, take the second right just before the park area into Strothers Avenue. Follow the road around to the left and number 26 can be found on the right hand side.

WHAT THREE WORDS //exit.bike.fears





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

**FIXTURES AND FITTINGS:** The items referred to in these particulars are included in the sale price, including the carpets and blinds.

**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.

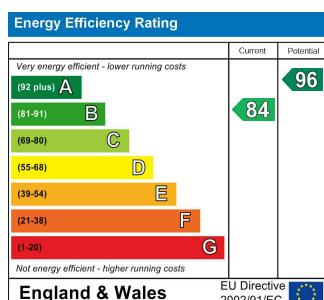
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current: B84 Potential: A96

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

## EPC

## Material Information Report



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