



**3 Old School Close, Malvern, WR13 5AL**

**Offers Invited  
£106,875**

A beautifully presented end of terrace house on a corner plot with two double bedrooms, fitted kitchen, Guest WC, living/dining room and family bathroom. This lovely home has gardens front and back and a block paved parking space. Situated in the popular village of Cradley it is a superb opportunity to get onto the housing market.  
PART OWNERSHIP - 45% Share of the Freehold.



### 3, Old School Close, Cradley, Malvern, WR13 5AL

#### ENTRANCE

Approached via some steps and a flagstone walkway to the front door, opening into:

#### HALLWAY

With radiator, power points, stairs to first floor and door to:

#### GUEST WC

Front facing obscure double glazed window, close coupled WC, radiator, pedestal hand basin.

#### KITCHEN 8'6" x 6'4" (2.6m x 1.95)

Front facing double glazed windows, matching range of wall and base units, replaced by current owner, with AEG gas hob and cooker hood over, two corner carousel cupboards, inset stainless steel sink unit, quartz work tops, Bosch washing machine, upright fridge freezer, Worcester Bosch gas central heating boiler.

#### LIVING/DINING ROOM 16'0" x 13'7" max (4.9m x 4.16m max)

Rear facing double glazed window and patio door with double glazed side panel overlooking the garden, three matching wall lights and two ceiling lights, fireplace with wood surround and stone back and base, coal effect electric fire, two radiators, door to walk-in under stairs cupboard.

#### FIRST FLOOR LANDING

Access with drop down ladder to part boarded loft space.

#### BEDROOM ONE 13'7"n x 9'10" (4.16n x 3.00m)

Twin rear facing double glazed windows, radiator, television aerial socket.

#### SHOWER ROOM 7'0" x 6'6" (2.15m x 2m)

Glazed shower cubicle, pedestal hand basin, close coupled WC, downlighters, extraction unit, radiator..

#### BEDROOM TWO 13'7" max x 8'1" (4.16m max x 2.48m)

Twin front facing double glazed windows, radiator, television and telephone points, built-in airing cupboard with slat shelving and radiator.

#### OUTSIDE

The property occupies a corner plot, with a good size frontage mainly laid to lawn with a flagstoned walkway to the front door and round to the rear of the property. The rear garden is well laid out and planted and has a good sized patio area, potting shed, garden shed, lawn and raised beds. It is fenced and has a gate leading to steps to the road and to the block paved parking area.



## AGENT'S NOTE

### INFORMATION RE. THE SHARED EQUITY:

For the remaining 55%, there is rent and service charge (which includes the payment of Buildings Insurance). Rent: £324.08 per month. Service Charge - £45.19 per month (Includes Buildings Insurance)  
Housing Association is Citizen Housing.

## DIRECTIONS

From our office on the Worcester Road, head north and take the left hand turn onto North Malvern Road. Bear right onto the Cowleigh Road and proceed for approximately two miles to the T Junction with the A4103. Turn left and after 0.9 miles, take the left hand turn signed to Cradley. Follow this road for approximately 0.8 miles and Old School Close will be on your right. No 3 is the first house on the right. For more information or to arrange a viewing, please telephone us on 01684 561411.





TENURE: We understand the property to be Leasehold 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

ENERGY PERFORMANCE RATINGS: Current: C76 Potential: B90

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		90
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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