



## 12 Perrins Close

Malvern, WR14 1SL

Located in a quiet cul-de-sac position, this semi detached bungalow offers well presented accommodation to include; entrance hall, kitchen, living room, shower room and two bedrooms along with an attractive rear garden, garage and driveway parking. With gas central heating and double glazing throughout, this property is offered for sale with no onward chain and demands a viewing to fully appreciate the location and value of this property.

EPC Rating C

**£265,000**

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## Entrance Hall

A double glazed entrance door leads into the Entrance Hall with an archway to the Kitchen and doors off to all other rooms. Door to the Airing cupboard housing a newly fitted combination gas central heating boiler and slatted shelving for storage. Access to loft space via hatch.

## Fitted Kitchen

8'2" x 6'6" (2.50m x 2m)

The Kitchen is fitted with a range of light grey high gloss eye and base level units with working surfaces and tiled splashback. Integrated electric oven and four ring gas hob with extractor above. Stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine and space for a tall appliance. Double glazed window to the front aspect and door to a useful storage cupboard which houses the electric fuse board.

## Living Room

15'10" x 9'10" (4.85m x 3.02m)

Double glazed window to the front aspect, coal effect living flame electric fire inset to a stone effect hearth and surround. Radiator and spotlights to ceiling.

## Bedroom One

13'10" x 9'10" (4.22m x 3.02m)

Double glazed window to the rear aspect overlooking the rear garden. Radiator and spotlights to ceiling.

## Bedroom Two

8'11" x 8'3" (2.72m x 2.53m)

Double glazed door leading out to the rear garden. Radiator and spotlights to ceiling.

## Shower Room

Fitted with a white suite comprising, low flush WC, vanity unit with sink inset and cupboards below. Walk in double shower enclosure housing mains shower with waterfall effect head with an additional attachment. Fully tiled walling and flooring, obscured double glazed window to the side aspect. Chrome "ladder" style radiator, spotlights and extractor to ceiling.

## Outside

To the front of the bungalow is a lawned fore garden with

partially covered driveway parking which leads to the Garage.

To the rear of the property is a paved patio seating area adjoining the bungalow with raised flower beds, leading to a lawn flanked by mature shrubs and trees with timber fencing encompassing the garden.

## Garage

16'0" x 7'10" (4.9m x 2.41m)

With an up and over door to the front and window to the rear aspect.

## Council Tax Band

We understand that this property is council tax band C. This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

