



27 Champion Drive Malvern, WR14 3SP

Welcome to 27 Champion Drive, a lovely detached home comprising an entrance vestibule with cloakroom, living room, dining room, conservatory and breakfast kitchen along with three bedrooms, the master with ensuite shower room and a further family bathroom. An enclosed rear garden, driveway parking and garage complete the property.

Located in a sought-after area, within The Chase High School catchment, this property provides vacant possession and no onward chain, making it a hassle-free option for those looking to make a swift and smooth transition.

Guide Price £310,000

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Entrance Vestibule

A uPVC double glazed entrance door with circular glazed inset leads into the Entrance Vestibule with radiator, cloaks hooks, consumer unit, door to Living Room and further door to:

Cloakroom

Fitted with a white suite comprising corner wash hand basin with tiled splash back and low level WC. Radiator and obscure double glazed window to front.

Living Room

17'5" x 14'2" (5.33 x 4.33)

The spacious Living Room has a double glazed bay window to front elevation, marble fire surround and hearth housing living flame coal effect gas fire, two radiators and further double glazed window to side. The staircase rises to the First Floor Landing with storage cupboard below and opening to:

Dining Room

9'0" x 9'5" (2.76 x 2.88)

Double glazed patio doors lead to the Conservatory beyond. Radiator and door to Breakfast Kitchen.

Conservatory

Of brick and upvc double glazed construction with opening windows and French doors leading to the rear garden.

Breakfast Kitchen

16'5" x 11'2" max (5.01 x 3.41 max)

The Breakfast Kitchen is fitted with a range of light wood effect base and eye level units with work surface, stainless steel sink unit and tiled splash back. Plumbing for washing machine, breakfast bar, spaces for fridge and freezer, radiator and concealed Glowworm UltraCom gas central heating boiler. Two double glazed windows overlooking the rear garden, door to the garden and courtesy door into the garage.

First Floor Landing

From the Living Room, the staircase rises to the First Floor Landing with double glazed window to side, radiator, hatch to loft space, airing cupboard housing lagged tank and shelving.

Doors lead to all rooms.

Bedroom One

11'0" x 10'9" (3.37 x 3.29)

Double glazed window to front, radiator, built-in double wardrobe with hanging rail and shelving within. Door to:

En Suite Shower Room

The En suite is fitted with a glazed shower enclosure housing Mira mains shower. Pedestal wash hand basin, low level WC, heated towel rail, shaver point and obscure double glazed window to side.

Bedroom Two

11'1" x 9'1" (3.38 x 2.79)

Double glazed window to rear, radiator, built-in wardrobe with hanging rail and shelving.

Bedroom Three

7'10" x 9'1" into recess (2.39 x 2.77 into recess)

Double glazed window to front, radiator.

Bathroom

The Bathroom is fitted with the white suite comprising P shaped bath with curved

glazed shower screen and electric shower over. Pedestal wash hand basin, low level WC, attractive tiling to walls, radiator, shaver point and obscure double glazed window to rear.

Garage

17'10" x 8'7" (5.44 x 2.63)

From the Kitchen a door leads into the Garage with metal up and over door, light, power and eaves storage space.

Outside

To the front of the property is a gravelled fore-garden with central Cherry tree and lavender border. Block paving provides off-road parking and leads to the Garage, continuing to the Canopy Entrance Porch.

Gated side access leads to the rear garden which is primarily laid to lawn with a paved patio seating area adjoining the rear of the property and a further paved seating area to the corner of the garden to catch the afternoon sun. The garden is enclosed by timber fencing and planted with an abundance of mature shrubs, fruit trees and attractive roses.

Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via 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.

Money Laundering Regulations

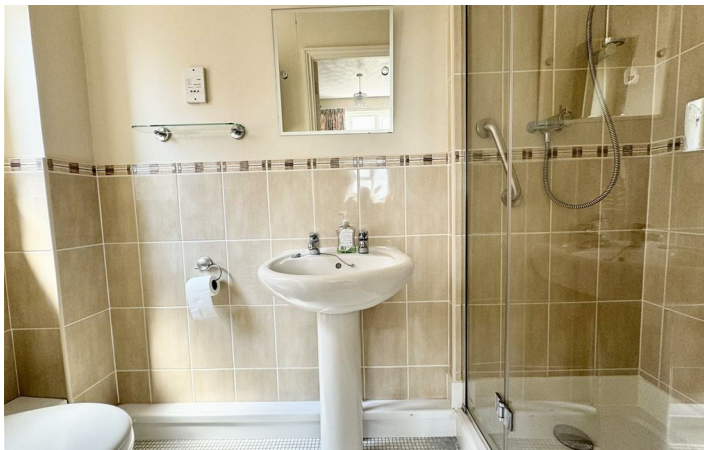
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

Services

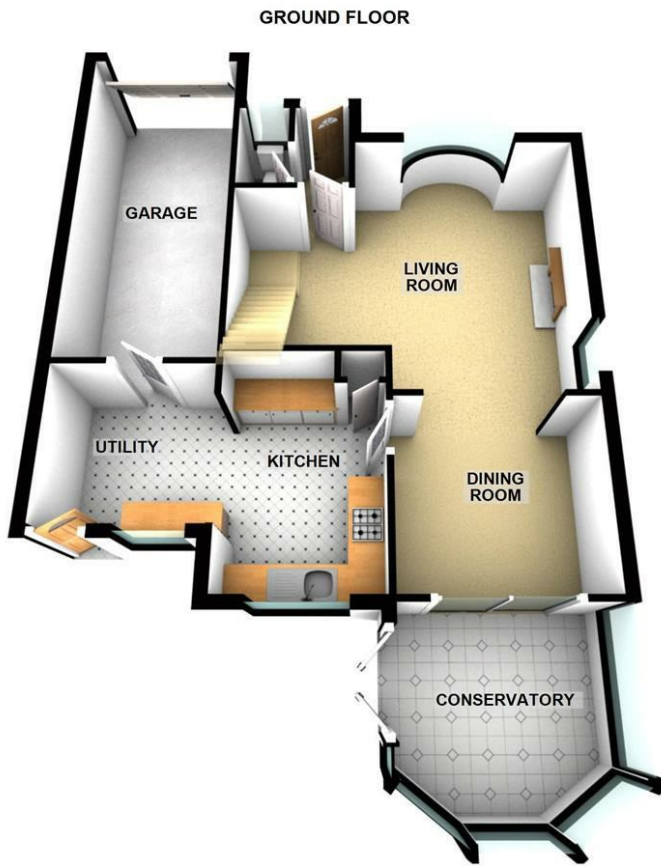
Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/5gVsP4Dzm0w?si=kTe24MrWVz4noYfO>



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	