



11a Cromwell Road Malvern, WR14 1NA

Welcome to this charming semi-detached house on Cromwell Road. This attractive period home boasts three reception rooms and three bedrooms, offering ample space for comfortable living. One of the highlights of this lovely home is its beautiful rear garden, perfect for relaxing outdoors or hosting gatherings with friends and family. The convenient location adds to the appeal, providing easy access to local amenities and transport links. Don't miss the opportunity to make this house your own and enjoy the best of both indoor and outdoor living in this delightful property. Offered for sale with no onward chain.

Guide Price £300,000

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Entrance Vestibule

Wooden door opens into the Entrance Vestibule. With parquet flooring and coir matting. Cupboards and part glazed door opens into the Entrance Hall.

Entrance Hall

With doors off to the Dining Room, Living Room and Kitchen. Stairs with open balustrade rise to the First Floor. Radiator and door to an under stairs storage cupboard, with a window and light.

Dining Room

13'9" x 12'11" (4.2m x 3.95m)

This lovely light room, with decorative coving to ceiling, bay sash windows to the front aspect and gas "coal" effect fire with hearth and wooden surround. Radiator.

Living Room

13'5" x 10'5" (4.11m x 3.2m)

A particular feature of this room is the woodburner inset to the chimney breast with hearth. Hatch opens to the Kitchen, decorative coving to ceiling, upright radiator and wooden double glazed French doors open into the Garden Room.

Garden Room

10'2" x 9'6" (3.1m x 2.9m)

With part brick walls, double glazed windows to the rear and side aspects, double glazed French doors open out to the adjoining patio seating area. Radiator and glazed roof. A lovely room to sit and admire the beautiful garden.

Kitchen

9'10" x 8'8" (3m x 2.65m)

Fitted with a range of cream base and eye level units with working surfaces and tiled splashbacks. Composite sink unit with drainer and mixer tap, four ring gas hob with extractor above. Integrated dishwasher, washing machine and space for a tall appliance. Double glazed window over looking the rear garden and part glazed door opening out to the rear. Radiator.

First Floor

From the Entrance Hall, stairs rise to the First Floor. With doors off to all Bedrooms and Shower Room.

Bedroom One

12'9" x 11'5" (3.9m x 3.5m)

A large bright bedroom with sash window to the front aspect. Radiator.

Bedroom Two

13'5" x 10'2" (4.1m x 3.1m)

A generous size bedroom with built in wardrobes either side of the chimney, sash window to the rear aspect and radiator.

Bedroom Three

9'10" x 7'10" (3.m x 2.4m)

Sash window to the rear aspect, built-in storage cupboard. Airing cupboard housing gas central heating boiler and slatted shelving above for storage. Radiator

Shower Room

Fitted with a white suite comprising, vanity unit with sink inset and cupboards and drawers below. Corner shower cubicle with Mira electric shower and glazed sliding doors. Low flush WC, ladder style radiator and obscured sash window to the front aspect.

Outside

The fore-garden which is predominantly laid to stone for ease of maintenance and has shrub and flower borders along with a small pond. A pathway continues to the

side of the property with gated access that leads to the rear garden.

The garden to the rear is a particular feature of this house. Benefitting from a generous paved patio area adjoining the property, with a few steps that lead up to the garden and a brick pathway. Predominantly laid to lawn with an abundance of flower filled borders, providing colour and aroma. At the top of the garden sits a timber shed with an attached pergola screening an additional seating area.

Council Tax Band

We understand that this property is council tax band C.

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.

Agents Notes

There are solar panels fitted to the roof at the rear of the property.

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

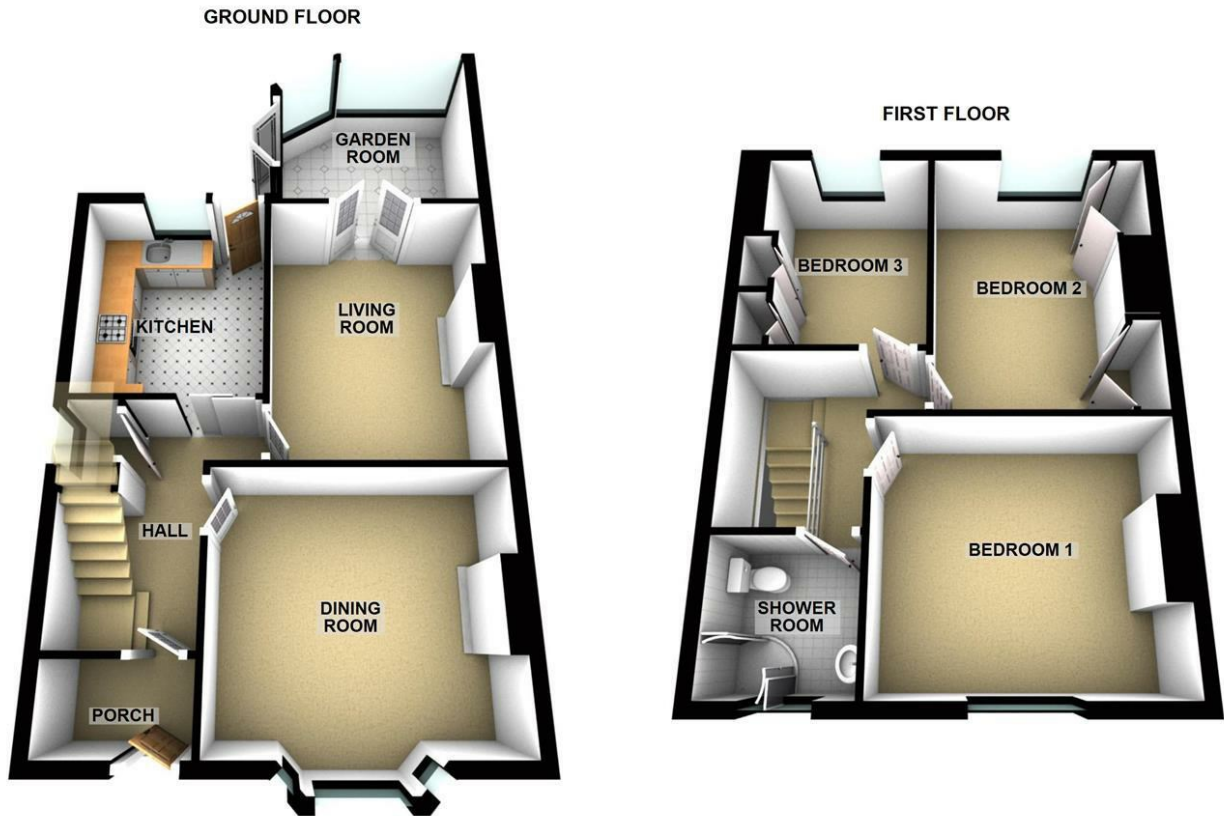
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://youtu.be/szLUHDWvb2s?si=VcBGSLwNnnlxNOgc>



Floor Plan



11A CROMWELL ROAD, MALVERN

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.

