



Blackthorn Hornyold Avenue

Worcestershire, WR14 1QJ

Welcome to this charming detached house located in the desirable area close to facilities and good local schools. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. To the first floor there are three bedrooms and a family bathroom.

The property benefits from a refitted kitchen, double glazing, gas central heating, parking and a detached garage. Don't miss out on the opportunity to make this lovely house your new home. Offered for sale with no onward chain.

Price Guide £325,000

Blackthorn Hornyold Avenue

Worcestershire, WR14 1QJ



UPVC double glazed door to Entrance Hall

Entrance Hall

With parquet tiled flooring and under stairs storage cupboard. Doors to all rooms and radiator.

Kitchen Dining Room

13'1" x 9'0" (4.00 x 2.75)

A refitted kitchen, comprising of ample eye and base level storage units with marble work surface over. Integrated appliances to include a dishwasher, washing machine, fridge and freezer. Fitted electric oven with four point hob and extractor hood over. Stainless steel single drainer sink unit with neck mixer tap. Tiled flooring, radiator, central spotlighting and double glazed window to the front aspect.

Cloakroom

Comprising of a low flush WC and pedestal wash hand basin. Double glazed window to the front aspect, wall mounted Worcester combination boiler, serving central heating via radiators. Electric fuse board.

Living Room

18'11" x 11'8" (5.78 x 3.56)

Double glazed box bay window to the rear aspect, TV aerial point, parquet flooring and radiator. Double glazed patio doors leading to the Conservatory.

Conservatory

15'5" x 7'11" (4.70 x 2.43)

A substantial conservatory, built on a brick base with double glazed windows and pitched roof. Double glazed patio doors open out to the gardens. Radiator and tiled flooring.

First Floor Landing

Stairs rise and return to the First Floor. With double glazed window to the side aspect, doors to all Bedrooms and Bathroom. Door to the Airing cupboard with Slatted shelving for storage.

Bedroom One

8'11" x 9'10" (2.74m x 3m)

Double glazed window to the front aspect, radiator and a full range of fitted wardrobes with sliding doors and hanging rail.

Bedroom Two

10'7" x 11'8" (3.24m x 3.58m)

Double glazed window to the rear aspect enjoying stunning views. Radiator and built-in double wardrobe.

Bedroom Three

11'9" x 8'2" (3.6m x 2.5m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Fitted with a white suite, comprising low flush WC and pedestal wash handbasin with tiled splashback. Panel bath with mains Myra shower over. Radiator, shaver socket, access to loft space and double glazed window to the front aspect.

Outside

To the front of the property, the fore-garden is mainly laid to gravel for ease of maintenance.

Gated side access leads to the rear garden, which is mainly laid to lawn with flower and shrub filled borders. They are fully enclosed with wooden panelled fencing and there is a large wooden constructed garden shed.

Detached Garage

16'4" x 9'3" (5m x 2.84m)

A herringbone driveway leads to the single detached garage with metal up and over doors, power and light.

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.

Directions

From our Malvern office proceed on the A449 towards Worcester bearing left at the traffic lights onto Newtown Road and immediately left again onto Hornyold Avenue. Turn right onto Hornyold Avenue and the property will be located towards the end of the road on the left hand side.

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 Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet - [https://youtu.be/hv66rut-ixo?](https://youtu.be/hv66rut-ixo?si=rrTGieEtHZRSGPko)
si=rrTGieEtHZRSGPko



Floor Plan



Blackthorne, Hornyold Avenue, 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.

