



## Moss Cottage Walwyn Road Colwall, WR13 6EG

Welcome to Moss Cottage, Colwall, Malvern - a charming village setting which could be the perfect location for your next home!

Situated in a popular village with many amenities, including a mainline railway station, this detached period cottage offers scope for renovation and further development. Being offered for sale with no onward chain and vacant possession, Moss Cottage currently comprises kitchen, living room, dining room, ground floor shower room and utility whilst to the first floor are two bedrooms and a further shower room. With driveway parking and a small garden, the property also benefits from gas central heating and double glazing.

**Offers Based On £300,000**

# Moss Cottage Walwyn Road

Colwall, WR13 6EG



## Entrance Porch

Part glazed double doors lead into the Entrance Vestibule with windows to either side, cupboard with shelving and hardwood door into:

## Kitchen

11'11" x 13'9" (3.65 x 4.21)

Fitted with a range of base and eye level units with work surface over, tiled splashback and sink unit with mixer tap. Rangemaster six burner double oven with grill, plumbing for dishwasher and space for fridge. Double glazed window windows to front and side elevations, tiled flooring, wall mounted Worcester gas heating boiler, radiator and doorway to Living Room and Inner Lobby.

## Inner Lobby

Radiator, tiled flooring, two tall storage cupboards and doors to Dining Room, Shower Room and Utility Room.

## Shower Room

The Shower Room is fitted with a white suite comprising pedestal wash and basin, low-level WC and large tiled shower enclosure with glazed sliding doors housing Mira Sport electric shower. Spot lighting, extractor vent and heated towel rail.

## Utility Room

The irregular shaped Utility Room has base and eye level units, stainless steel sink unit, plumbing for washing machine and door to the rear garden area.

## Dining Room

13'3" x 8'8" (4.04 x 2.66)

Double glazed patio doors to front elevation, radiator, wall lighting, ornamental ceiling timbers, tiled floor and decorative wood panelling to one wall.

## Living Room

15'0" x 13'0" (4.59 x 3.98)

From the Kitchen an opening leads to the Living Room.

Exposed ceiling timber, open fire with brass hood and tiled hearth, two radiators, double glazed windows to side and rear, wall lights and staircase with under stairs cupboard leading to the First Floor.

## First Floor Landing

From the Landing doors lead to both bedrooms and a further shower room. Velux windows to two elevations, exposed wall timbers and radiator.

## Bedroom One

11'11" x 14'2" (including fitted wardrobes) (3.65 x 4.32 (including fitted wardrobes))

Double glazed window to side and front. Radiator, ceiling timbers built in wardrobes and hatch to loft space.

## Bedroom Two

7'6" x 9'1" (2.31 x 2.78)

Currently fitted with a work desk and shelving. Radiator and double glazed window to rear.

## Shower Room

The Shower Room has been refitted and comprises vanity wash and basin with monobloc mixer tap and cupboard under, bidet, low level WC and fully tiled shower enclosure with glazed sliding doors housing Mira Jump electric shower. Contemporary wall tiling, tiled floor, shaver point, radiator and Velux window to side.

## Outside

Accessed from the road via wrought iron gates, there is a hardstanding providing parking to the front of the cottage. A paved area adjoining the front of the cottage houses a wood store. The gardens lie to the front of the house, having a metal storage shed and wisteria covered archway leading to a sheltered gravelled seating area with mature apple tree and camellia.

From the lane gated side access leads to the small rear garden which is gravelled for ease of maintenance enclosed by timber fencing with a courtesy door into the Utility Room.

## Council Tax Band

We understand that this property is council tax band E.

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.

## 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.

## 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



