



## 26 Greenfields Road Malvern, WR14 1TS

Welcome to Greenfields Road, Malvern - a delightful semi-detached house which has been refurbished by the current owner and offers a perfect blend of character and comfort.

As you step inside, you are greeted by a cosy reception room with woodburning stove along with a recently fitted dining kitchen with integrated appliances. To the first floor there are three bedrooms and a stylish bathroom.

Newly decorated throughout, this well presented home has the benefits of double glazing throughout, a replacement Worcester Bosch combination gas central heating boiler, an EV charge point and attractive, South facing gardens.

**Guide Price £260,000**

# 26 Greenfields Road

Malvern, WR14 1TS



## Reception Hall

A part glazed composite entrance door leads into the Reception Hall with painted, open spindle staircase rising to the First Floor Landing. Radiator, wood flooring with inset matting, under stairs storage cupboard and doors to the Living Room and Dining Kitchen.

## Sitting Room

11'7" x 9'10" (3.55m x 3m)

A cosy room having woodburning stove inset to the chimney breast, wood flooring, large double glazed window to front elevation, radiator and coving to ceiling.

## Dining Kitchen

15'1" x 11'2" (4.61m x 3.42m)

A light room having double glazed French doors which lead to the patio seating area adjoining the rear of the house.

The Kitchen has been refitted with a range of cream fronted, shaker style base and eye level units with wood work surfaces, composite sink unit with mixer tap and tiled splashback. Under unit lighting, integrated fridge freezer and dishwasher, single electric oven and gas hob with extractor hood above. Ceramic tiled flooring, coving to ceiling and double glazed window overlooking the rear garden.

The Dining area has an exposed brick chimney breast, picture rail and French doors.

A Utility Cupboard houses plumbing for a washing machine and space for a tumble drier above.

## First Floor Landing

From the Reception Hall the staircase rises to the First Floor Landing with double glazed window to side, hatch to boarded loft space with telescopic pull down ladder, light and housing a recently installed Worcester Bosch combination gas central heating boiler.

## Bedroom One

10'4" x 9'10" (3.16m x 3m)

Double glazed window to front, radiator.

## Bedroom Two

11'5" x 8'0" (3.5m x 2.45m)

Double glazed window to rear, radiator and aspect over the garden towards the Malvern Hills.

## Bedroom Three

8'6" x 7'4" (2.6m x 2.25m)

Currently used as a dressing room but an ideal third bedroom, with double glazed window to rear, radiator and picture rail.

## Bathroom

The stylish Bathroom is fitted with a white suite comprising panelled bath with mixer tap and rainfall showerhead along with further shower

attachment, wall mounted wash hand basin and low level WC. Tongue and groove wall panelling to half height, ornate coving and ceiling rose, attractive Mandarin Stone tiling to walls and floor. Radiator, wall mounted mirror and obscured double glazed window to front.

## Outside

To the front of the property is an enclosed foregarden with ornamental shrubs and trees with pathway leading to the entrance door and side access gate to the rear garden.

A concealed EV charge point has been installed to the front wall.

The rear gardens are very pleasant, being South facing and having a substantial patio seating area with covered pergola adjoining the rear of the house. A step down leads to the lawned garden, flanked by well stocked floral and shrub beds and a further pathway leads to the useful brick built storage shed to the bottom of the garden. The plot is enclosed by timber fencing and there is outside water supply and lighting.

## Council Tax Band

We understand that this property is council tax band B.

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.

## 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.

## 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



# Floor Plan

## Ground Floor



## First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

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