



105 Meadow Road

Malvern, WR14 2SA

Located within a popular residential area of Malvern Link, this three bedroom detached property offers spacious living. In brief, the accommodation comprises, entrance hall, living dining room, kitchen and cloakroom. Whilst to the first floor are three bedrooms and bathroom. With gas central heating and double glazing throughout, ample driveway parking with garage. Whilst the property may require some cosmetic updating, this presents a fantastic opportunity for you to put your own stamp on the property and create the home of your dreams.

Guide Price £325,000

105 Meadow Road

Malvern, WR14 2SA



Entrance Hall

Part glazed door opens into the Entrance Hall. With doors off to the Living Dining Room, Kitchen and Cloakroom. Door to a huge understairs cupboard and door to an additional cupboard housing the electric meter. Stairs rise to the First Floor. Radiator and obscured glazed window.

Living Dining Room

20'0" x 12'9" (6.1m x 3.9m)

A generous size room with dual aspect double glazed windows to the front and side aspects. Large double glazed sliding doors open to the rear garden. Two radiators, gas fire with hearth and surround and door to Kitchen.

Kitchen

11'9" x 9'10" narrowing to 7'6" (3.6m x 3m narrowing to 2.3m)

Fitted with a range of base and eye level units with working surfaces. Slot in gas cooker with tiled splashback and extractor above, space for two under counter appliances and space and plumbing for a washing machine. Stainless steel sink unit with drainer, wall mounted Worcester combination boiler. Double glazed windows to the side and rear aspect, overlooking the rear garden. Double glazed door to the side aspect. Radiator and door to Entrance Hall.

Cloakroom

Fitted with a white suite comprising pedestal wash hand basin and low flush WC. Obscured double glazed window to the side aspect and radiator.

First Floor

From the Entrance Hall, stairs rise and return to the First Floor. With a large long double glazed window to the side aspect and radiator. Doors off to all Bedrooms and Bathroom. Doors to two storage cupboards. Double glazed window to the front aspect and access to loft space via hatch.

Bedroom One

11'9" x 11'1" (3.6m x 3.4m)

Double glazed window to the rear aspect overlooking the rear garden. Built in double wardrobe. Radiator

Bedroom Two

10'9" x 8'8" (3.3m x 2.65m)

Double glazed window to the front aspect, radiator and built-in storage cupboard.

Bedroom Three

10'9" x 7'3" (3.3m x 2.21m)

Double glazed window to the rear aspect, overlooking the rear garden. Radiator.

Bathroom

Fitted with a coloured suite comprising panel bath with Triton electric shower and concertina glazed screen. Pedestal wash hand basin and low flush WC. Fully tiled walls, extractor, obscured double glazed window to the side aspect and radiator.

Garage

16'4" x 8'2" (5m x 2.5m)

With an electric roller door opening to the driveway parking and courtesy door and window to the rear. Power and light.

Outside

The garden to the rear is predominantly laid to lawn with a substantial patio area adjoining the property. With a shed, additional seating area and pretty pond with waterfall at the top of the garden, greenhouse and an additional garden shed. The garden is encompassed by timber fencing with numerous flowers and shrubs creating depth and colour to this larger than average garden. With an outside tap, and gated side access to the front.

The fore-garden is predominantly laid to lawn with ample driveway parking for numerous vehicles.

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.

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

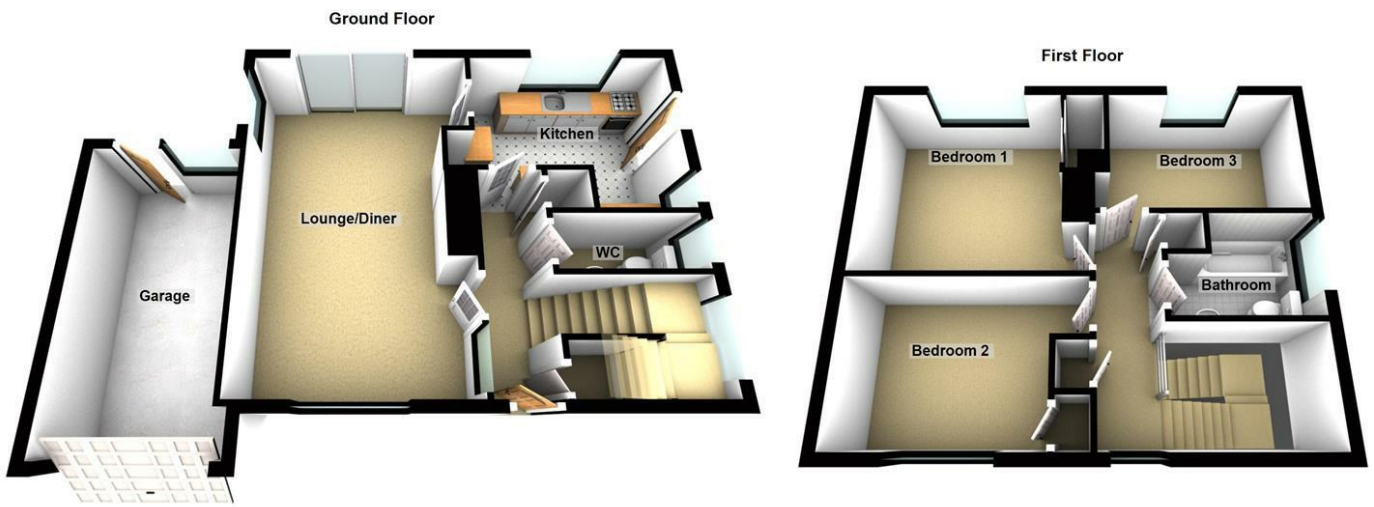
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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



105 Meadow 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.

