



## 27 Wedderburn Road

Malvern, WR14 2DF

Guide Price £370,000



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Welcome to Wedderburn Road, Malvern - an ideal location within easy reach of local amenities and schools.

Offered for sale with no onward chain, this link detached property boasts a perfect balance of space and comfort, with a spacious living room with woodburner, dining kitchen, home office and three good sized bedrooms.

An enclosed rear garden and ample off road parking make this an ideal family home.

Viewing is via the Agent. EPC Rating D

## Entrance Hall

UPVC double glazed entrance door with glazed side panel leads into the Entrance Hall with radiator, staircase rising to the First Floor Landing, under stair storage cupboard and doors to both the Living Room and the Dining Kitchen.

## Living Room

17'9" x 11'4" (5.42 x 3.46)

A particular feature of this room is the inset wood burner with hearth and painted wood surround. Double glazed window to front, TV point, wall lights, centre light and double radiator.

## Dining Kitchen

10'11" x 17'10" (3.34 x 5.44)

The spacious Dining Kitchen is fitted with a range of wood fronted base and eye level units with work surface, tiled splash back and one and a half bowl sink unit with mixer tap. Integrated electric double oven, four burner gas hob and concealed extractor hood over. Plumbing for dishwasher and space for fridge freezer. An island unit provides additional storage and worktop area.

Pantry cupboard with shelving and further storage cupboard. Double radiator, wood effect flooring, double glazed window and French doors leading to the rear garden beyond.

## Side Lobby

From the Kitchen a part glazed door leads into the Side Lobby with door to the rear garden, Utility area and door to:

## Cloakroom

Fitted with a low level WC, corner wash hand basin, radiator and obscure window to rear.

## Utility Area

The Utility Area has plumbing for washing machine, light and power.

## Home Office

17'4" x 7'11" ( 5.30 x 2.42)

The former Garage has been converted and now provides versatile space for use as a home office, further bedroom or playroom, having a double glazed window to front, built-in storage cupboards, light and power.

## First Floor Landing

From the Entrance Hall, the staircase rises to the First Floor Landing with double glazed window to side, hatch to loft space, radiator and doors to all rooms.

## Master Bedroom

17'8" x 11'4" (5.41 x 3.46)

Double glazed window to front, radiator and built-in double wardrobe.

## Bedroom Two

8'5" x 10'11" (2.57 x 3.34)

Double glazed window, radiator.

## Bedroom Three

8'11" x 10'11" (2.72 x 3.33)

Double glazed window to rear, radiator.

## Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with glazed screen and Mira Advance electric shower over. Pedestal wash hand basin, low level WC, full tiling to

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walls and ceramic tiling to floor. Radiator, mirror fronted cabinet, shaver light and point and obscure double glazed window to side.

### Outside

To the front of the property is ample off road parking and a pathway, flanked by a raised shrub border which leads to the entrance door.

Gated side access leads to the rear garden.

To the rear of the property is a raised timber deck with balustrade and steps leading down to the enclosed garden which is primarily laid lawn with a central Apple tree paved patio seating area. There are raised beds to one side along with a timber shed and outside lighting. The garden is enclosed by timber fencing.

### Council Tax Band

We understand that this property is council tax band D. 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

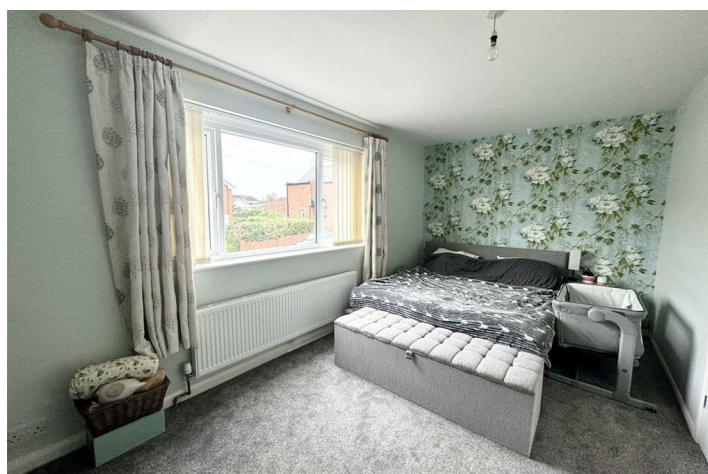
must be confirmed via your solicitor within the pre-contract enquiries.

### 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



## Road Map



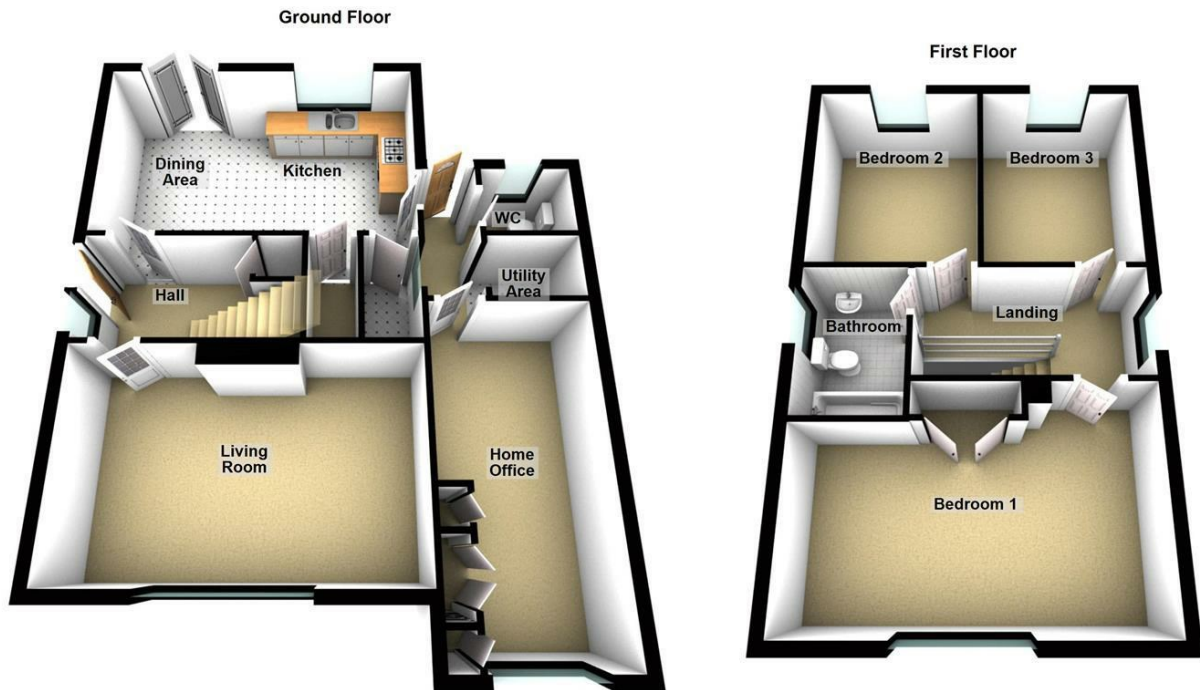
## Hybrid Map



## Terrain Map



## Floor Plan

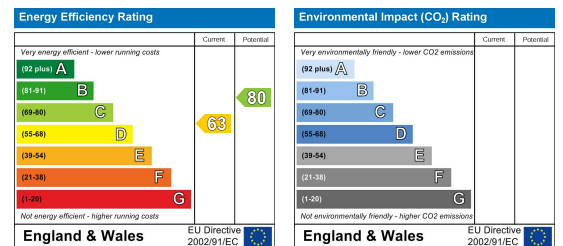


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## Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.

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