



62 Charles Way Malvern, WR14 2NB

Nestled in the charming residential area of Charles Way, Malvern, this delightful detached house presents an excellent opportunity for families and individuals alike. The accommodation in brief comprises, Entrance hall, living room, kitchen dining room, utility and WC. Whilst to the first floor are three bedrooms and a bathroom. With front and rear gardens, garage and driveway parking.

Malvern is renowned for its picturesque surroundings and vibrant community, making it a desirable place to live. This property is situated in a popular residential area, providing easy access to local amenities, schools, and parks. Whether you are looking to settle down or invest, this home offers a wonderful blend of comfort and practicality.

Guide Price £325,000

62 Charles Way

Malvern, WR14 2NB



Entrance Hall

A double glazed door leads into the Entrance Hall with double radiator, cloaks recess, door to Living Room and staircase rising to the first Floor Landing.

Living Room

14'1" x 12'11" (4.3m x 3.95m)

A spacious room with double glazed picture window to front aspect, double radiator, inset coal effect living flame gas fire, coving to ceiling, and squared opening to:

Dining Kitchen

17'8" x 10'0" (5.4m x 3.06m)

The Dining Kitchen has been fitted with a range of dark green base and eye level units, integrated dishwasher, electric oven and hob with concealed extractor over. A solid wood working surface throughout with up stands, one and a half bowl sink unit with mixer tap and integrated under counter fridge.

A deep under stairs storage cupboard, radiator, double glazed window and patio doors to the rear garden. Space for a table.

Utility Room

8'2" x 6'8" (2.5m x 2.04m)

The well proportioned utility room is fitted with base units and solid wood working surface as in the kitchen. Stainless steel sink unit with mixer tap, with white ceramic brick effect tiling. Space and plumbing for a washing machine and space for a further appliance. Double glazed window to side aspect, door to rear, inset spotlighting, and door to Garage and Cloakroom.

Cloakroom

Fitted with a low level WC and wall mounted basin with tiled splashback. High-level obscured window to side aspect.

First Floor Landing

Obscured double glazed window to side, open spindle balustrade and hatch to loft space with 'drop down' ladder. Doors to all rooms including airing cupboard housing 'Vaillant' combination gas central heating boiler and shelving.

Bedroom One

10'9" x 10'2" (3.3m x 3.10m)

A light and spacious room with a double glazed window to the front aspect, radiator and a range of mirror fronted wardrobes with sliding doors.

Bedroom Two

10'3" x 8'7" (3.13m x 2.63m)

Double glazed window to the rear aspect, radiator and built in louvre fronted wardrobes and coving to ceiling.

Bedroom Three

8'7" x 7'1" (2.62m x 2.16m)

Double glazed window to the rear aspect, radiator and coving to ceiling.

Bathroom

Fitted with a panelled bath, 'Triton Ivory II' shower, and additional shower attachment. Pedestal wash hand basin and low level WC and extensive tiling to walls. Heated towel rail, useful linen storage cupboard and obscured double glazed window to front.

Outside

To the front of the property is a gravelled fore garden, flanked by mature floral and shrub borders. A tarmac driveway provides parking and leads to the attached single garage.

Gated access leads to the side of the property where there is a timber garden shed and outside tap.

Adjoining the rear of the property is a paved patio seating area with trellis fencing and mature climbing shrubs, beyond which is a level lawned garden with bark covered borders. The garden is enclosed by a combination of wooden fencing and mature hedging to create privacy.

To the other side of the property is a covered storage area and further timber shed.

Garage

18'2" x 8'4" (5.55m x 2.56m)

With up and over door and a courtesy door into the Utility Room.

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.

Directions

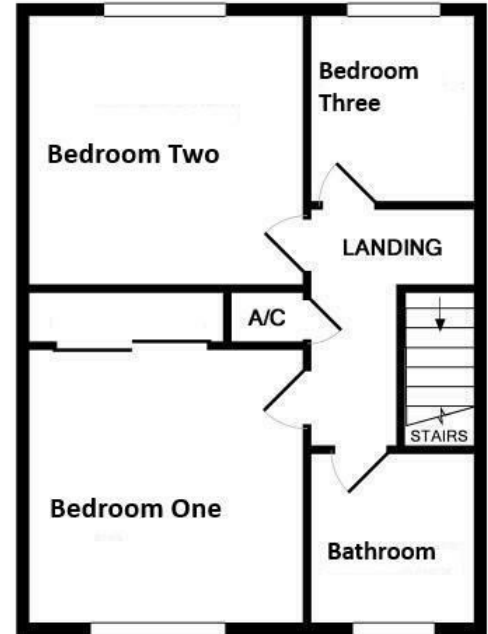
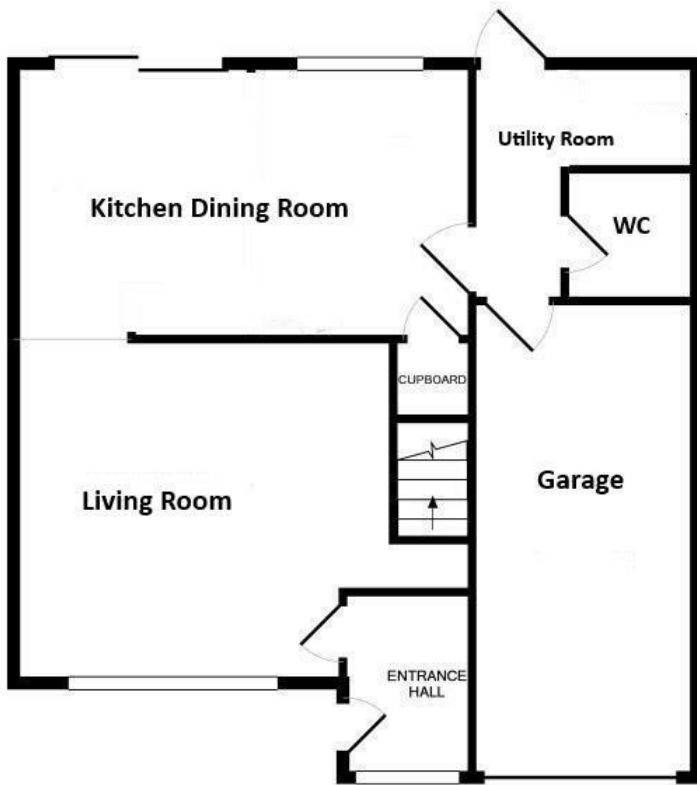
From our Malvern office proceed on the A449 towards Malvern Link bearing right on Pickersleigh Road and follow the road to the T junction. Bear right and then take the first left into Charles Way. Follow the road and the property will be located on the right hand side as indicated by our Agent's board.

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



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.

