



1 Oaklands Malvern, WR13 5LA

Nestled in the charming village of Cradley, Malvern, this delightful detached house offers a perfect blend of comfort and space. In brief the accommodation comprises, Living Room, Dining Room, Fitted Kitchen and Cloakroom. Whilst to the First Floor are Four Bedrooms and a Bathroom. With an attached double garage and extensive driveway parking to the front with gardens to the front, side and a paved garden to the rear.

Cradley is known for its community spirit and picturesque surroundings, making it an excellent choice for those looking to enjoy the tranquillity of village life while still being within easy reach of local amenities. This property presents a wonderful opportunity to create lasting memories in a beautiful setting. Offered for sale with no onward chain.

Guide Price £335,000

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Entrance Hall

Entrance door with double glazed side panel leads into the Entrance Hall with radiator doors to all rooms and staircase to the First Floor Landing.

Living Room

18'4" x 11'10" (5.61m x 3.61m)

A substantial room with dual aspect, double glazed bay window to the front aspect, double glazed French doors to the rear aspect, opening out to the rear garden. Spotlights to ceiling, two radiators, TV point and fireplace.

Dining Room

11'9" x 9'6" (3.6m x 2.9m)

Double glazed window to the front aspect, hatch opening to the Kitchen, coving to ceiling, spotlights to ceiling, radiator and BT point.

Fitted Kitchen

11'9" x 8'6" (3.6m x 2.6m)

Comprehensively fitted with a matching range of base and eye level units with working surfaces over and tiled splash backs. Integrated electric double oven, four point electric hob with extractor over. Space and plumbing for a dishwasher/washing machine and space for fridge freezer. 1 ½ Bowl stainless steel sink unit with mixer tap. Double glazed window and door to the rear aspect and spotlights to ceiling.

Cloakroom

Fitted with a coloured suite comprising, low level WC, wash hand basin and radiator. Fully tiled walls and obscured double glazed window to the rear aspect.

Landing

From the Entrance Hall, stairs rise to the First Floor. Double glazed window to the front aspect and doors to all Bedrooms and Bathroom. Door to Airing Cupboard housing water tank and slatted shelving for storage.

Bedroom One

11'10" x 10'6" (3.61m x 3.22m)

Double glazed window to the front aspect and radiator.

Bedroom Two

11'11" x 8'7" (3.64m x 2.63m)

Double glazed window to the front aspect, radiator.

Bedroom Three

11'10" x 7'5" (3.62 x 2.28)

Double glazed window to the rear aspect providing views over rooftops and towards the Malvern Hill's. Radiator.

Bedroom Four

11'10" max x 9'6" (3.62m max x 2.91m)

Double glazed window to the rear aspect and radiator.

Bathroom

Fitted with a white suite comprising panelled bath with mains shower over, low level WC and pedestal wash hand basin. Obscured double glazed window to the rear aspect and radiator.

Double Garage

17'8" x 16'4" (5.4m x 5m)

With up and over door to the driveway parking and courtesy door to the rear garden. Fitted with a range of eye and base level units with sink unit. Space and plumbing for washing machine. Floor standing Worcester Oil boiler.

Garden

To the front of the property is a gravel driveway providing ample parking and leading to the attached double garage.

The rear garden is paved and enclosed by mature shrubs with several low steps leading to a lawned side garden.

Council Tax Band

We understand that this property is council tax band E.

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.

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

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.



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.

