Denny & Salmond
Residential Sales & Letting Agents

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75 Cotswold Road, Malvern, WR14 2QG

Located within easy reach of local amenities this extended semi detached house has been refurbished throughout and now offers accommodation to include entrance hall, living room, refitted dining kitchen, sitting room and cloakroom whilst to the first floor there are four bedrooms with newly fitted en suite and family bathrooms. Offered for sale with no onward chain the property further benefits from ample off road parking, integral garage, gas central heating and double glazing. EPC Rating awaited.

- Extended Semi Detached House
- Refurbished Throughout
- Four Bedrooms
- En Suite to Master
- Living Room & Sitting Room
- Refitted Dining Kitchen
- Enclosed Rear Garden
- Ample Parking & Garage
- EPC Rating Awaited

£255,000

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Entrance Hall
A canopy porch leads to a contemporary composite door into the Entrance Hall with meter cupboard, radiator, grey wood effect flooring and open spindle staircase rising to the First Floor Landing.
Doors lead to the Living Room and Dining Kitchen.

Living Room 3.99m x 3.32m (13'1" x 10'11")
Double glazed window to front aspect, grey wood effect flooring and radiator.

Dining Kitchen 3.55m x 5.88m (11'8" x 19'3")
The Dining Kitchen is newly fitted with a contemporary range of grey and wood effect base and eye level units with brick style tiled splash backs, composite sink unit with swan neck mixer, integrated Bosch electric oven and four ring electric hob with extractor hood above. Inset spotlighting within the kitchen area and walk in under stairs storage cupboard, space for under counter fridge and plumbing for dishwasher. The grey coloured wood effect flooring continues from the Entrance Hall into the Kitchen and Dining areas with radiator, breakfast bar and double glazed French doors leading to the rear garden.

Sitting Room 2.87m x 3.43m (9'5" x 11'3")
From the Kitchen a double glazed door leads to the extension to the rear of the property which forms a further Sitting Room with double glazed French doors to the rear garden and radiator.

Cloakroom
Fitted with a white suite comprising low-level WC and wall mounted wash hand basin obscure double glazed window to rear.

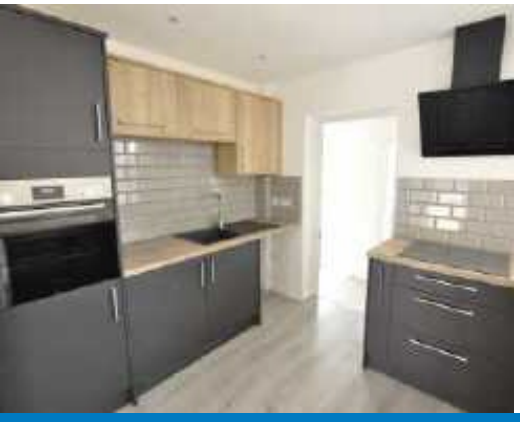
First Floor Landing
From the Entrance hall the staircase rises to the First Floor with a split landing, hatch to loft space and doors to all rooms.

Bedroom Two 3.97m x 3.61m (13'0" x 11'10")
Double glazed window to front with a view to the Malvern Hills, radiator.

Bedroom Three 3.61m x 2.93m (11'10" x 9'7")
Double glazed window to rear, radiator, Drayton lifestyle LP112 Central heating control panel and built-in airing cupboard with lagged tank and shelving within.

Bedroom Four 2.87m max x 2.18 m (9'5" max x 7'2" m)
Double glazed window to front, radiator.

Bathroom
The Bathroom is newly fitted with a white suite comprising panelled bath with waterfall mixer tap, fully tiled shower enclosure and housing 'Triton Enrich' electric shower, pedestal wash hand basin and low level WC. Heated towel rail, obscure double glazed window to rear and splash back tiling.



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Master Bedroom 3.85m x 2.98m (12'8" x 9'9")

The extension has provided a new master bedroom with double glazed window to front with a view to the Malvern Hills, radiator, hatch to loft space and door to:

En Suite Bathroom

Fitted with a white suite comprising panelled bath with splash back tiling and 'Mira Go' electric shower over, pedestal wash hand basin and low level WC. Heated towel rail and obscure double glazed window to rear.

Outside

To the front of the property is a block paved frontage providing ample off-road parking for several vehicles and leading to the integral garage. The frontage is screened from the road via painted wooden fencing and gate

Side access leads to the rear of the property which has a paved patio adjoining the dining area leading to a gravel bed and further level lawn. The garden is enclosed by timber fencing to both sides and a mature hedge to the rear. Within the garden are two timber summerhouses.

Garage 5.66m x 3.01m (18'7" x 9'11")

Metal up and over door, light, power, courtesy door to rear and a central heating boiler.

Directions

From our Malvern office proceed down Church Street, continuing ahead through the traffic lights and bearing left into Madresfield Road. Bear right into Cotswold Road and the property is on the left as indicated by the agents for sale board.

Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

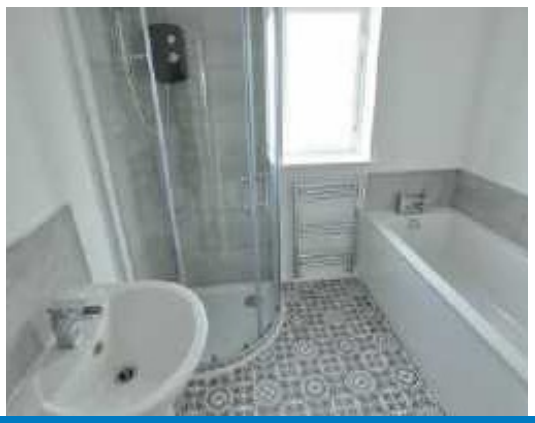
Freehold

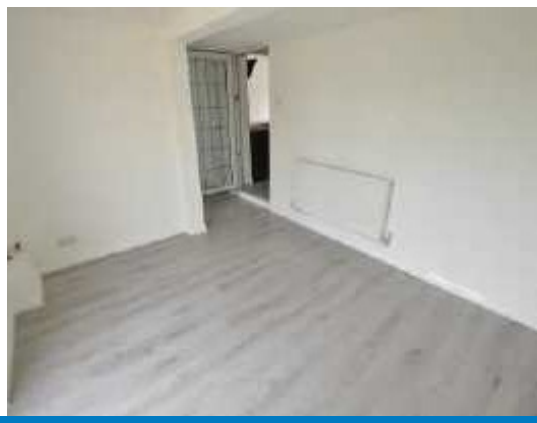
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Council Tax

We understand that this property is council tax band B.

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.





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