



10 Charlock Road, Malvern, WR14 3SR

£249,950

Located close to Barnards Green, this detached house offers spacious accommodation to include; entrance porch and hall, downstairs cloakroom/WC, living room, dining room, dining kitchen, conservatory, three bedrooms with master to en-suite and family bathroom. Outside there are front and rear gardens. The property further benefits from a garage, off road parking, double glazing and gas central heating and is offered for sale with vacant possession.

Entrance Porch

Via sliding double glazed doors, external tap, door to:

Entrance Hall

Radiator and electric consumer unit.

Cloakroom/WC

Low level WC, wall mounted wash hand basin, obscure window to front aspect and radiator.

Living Room 17'5" x 14'3" (5.31 x 4.35)

Double glazed bow window to front aspect, double glazed window to side aspect, staircase rising to first floor, two radiators, coal effect gas fire with hearth, mantle and surround. Opening to;

Dining Room 9'4" x 9'0" (2.85 x 2.75)

Radiator, double glazed french doors to rear garden.

Breakfast Kitchen

Kitchen Area 11'5" x 7'9" (3.49 x 2.36)

Fitted with a range of wall and base units with roll top work surfaces and tiled splashbacks. one and a half bowl ceramic sink and drainer with mixer tap over. Space and plumbing for automatic washing machine, space for fridge/freezer. electric oven and four ring gas hob with extractor over. Wall mounted Worcester boiler, double glazed window to rear, opens to:

Dining Area 7'10" x 7'5" (2.39 x 2.25)

Double glazed window and door to conservatory, radiator, door to garage.

Conservatory 14'2" x 10'5" (4.31 x 3.18)

Double glazed windows on two sides and french doors to garden, tiled flooring.

Landing

Double glazed obscure window to side aspect, loft hatch, airing cupboard with hot water tank.

Bedroom One 10'10" x 8'7" (3.30 x 2.61)

Double glazed window to front aspect, radiator, fitted double wardrobes. Door to:

Ensuite

Fitted with a suite comprising low level WC, pedestal wash hand basin and shower enclosure with mains shower. Part tiled walls, shaver point, radiator, double glazed obscure window to side aspect.

Bedroom Two 9'3" x 9'1" (2.81 x 2.78)

Double glazed window to rear aspect, radiator, fitted double wardrobes.

Bedroom Three 7'9" x 6'9" (2.35 x 2.05)

Double glazed window to front aspect, radiator.

Bathroom 6'2" x 5'4" (1.88 x 1.62)

Fitted with a suite comprising; panelled bath, low level WC and pedestal wash hand basin. Tiled walls, shaver point, radiator, double glazed obscure window to rear aspect.

Garage

Having up and over door, eaves storage, power and light.

Outside

The property is approached by paved drive way which leads to the garage. Set on a corner plot, the fore garden is laid to lawn with mature shrubs and hedging.

At the rear is a block paved patio and lawned areas, enclosed by wooden panel fencing and bordered by mature shrubs. There is a timber shed, an external tap and a side gate provides access to the front.

Directions

From the Denny and Salmond office proceed down Church Street, through the traffic lights towards Barnards Green. At the roundabout take the 3rd exit as sign posted to Upton Upon Severn and proceed. After the Bluebell Inn, take the next right into Bluebell Close. Turn left into Campion Drive and then right into Charlock Road. The property is located on the right hand side as indicated by the agent's TO LET board.

Council Tax

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.

Disclaimer

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date. Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

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.

Services

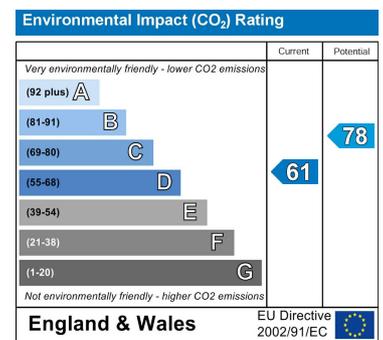
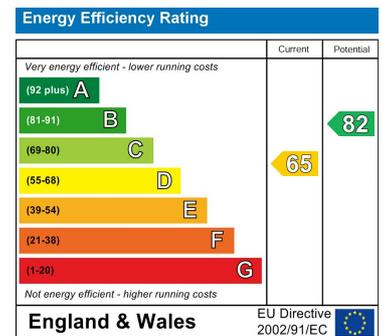
Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Floor Plan

Area Map



Energy Efficiency Graph



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