



31 Pound Bank Road Worcestershire, WR14 2DE

BEST & FINAL OFFERS to be submitted by Midday Thursday 10th March.

Located within easy reach of Barnards Green, this attractive four bedroom semi detached period house offers views towards Pound Common. The accommodation comprises in brief; entrance hall, living room, dining room, kitchen and cellar room. To the first floor, there are three bedrooms and a family bathroom, whist to the second floor there is a double bedroom with en-suite shower room. Outside, there are front and rear gardens, a garage and off road parking. The property further benefits from double glazing and gas central heating. EPC rating D67.

Guide Price £300,000

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Worcestershire, WR14 2DE



Entrance Hall

Via part double glazed door into entrance hall, radiator, staircase rising to the first floor.

Living Room

11'10" x 11'11" (3.63 x 3.64)

(measurement into chimney recess) Double glazed bay window to front aspect, radiator, dado rail and coving. Electric fireplace with stone hearth and wooden mantle over, opening to:

Dining Room

12'10" x 11'10" (3.93 x 3.62)

Double glazed window to rear aspect, radiator, exposed wooden floorboards, dado rail and coving. Wall mounted Worcester combination boiler. Door to:

Fitted Kitchen

14'3" x 8'9" (4.35 x 2.67)

Fitted with a range of wall and base units with rolltop wooden effect work surfaces over and tiled splash backs. Stainless steel sink and drainer with mixer tap over. Space and plumbing for dishwasher, automatic washing machine and tumble dryer. Slot in double gas oven and four ring gas hob with extractor over. Double glazed window to side aspect and double glazed doors to rear garden. Door leading down to cellar room.

Cellar Room

12'5" x 11'1" (3.80 x 3.39)

A useful dry storage area with power and light, cupboard housing electric meter and electric consumer unit, further storage cupboard.

First Floor Landing

Staircase rising to second floor, storage cupboard.

Bedroom Two

11'11" x 11'10" (3.64 x 3.63)

(measurements including wardrobes) Double glazed window to front aspect, radiator, range of fitted wardrobes.

Bedroom Three

12'10" x 9'2" (3.91m x 2.79m)

Double glazed windows to front and side aspect, radiator and fitted wardrobes.

Bedroom Four

11'10" x 6'9" (3.61 x 2.06)

Double glazed window to front aspect, radiator.

Bathroom

9'3" x 8'11" (2.84 x 2.74)

Bathroom suite comprising low-level WC, pedestal wash hand basin,

panelled bath with mixer telephone style taps over and shower cubicle housing electric shower. Radiator, obscure double glazed window to rear aspect and part tiled walls.

Second Floor Landing

Double glazed window to rear aspect and storage cupboard.

Bedroom One

18'0" x 7'10" (5.49 x 2.39)

(restricted head height) Two double glazed Velux windows to front aspect and opening to:

En-Suite

Low-level WC, wash handbasin with vanity cupboard under, shower cubicle with main shower. Velux window to rear aspect, storage, heated towel rail and extractor fan.

Outside

To the front there is a small foregarden with low level brick wall and steps to front door.

There is a generous decked area directly at the rear that leads down steps to a further lawned and bark chipped area with borders stocked with mature shrubs. The garden is enclosed by wooden fencing with a side gate leading to the driveway and the single garage, with metal up and over door, power and light along with an inspection pitch.

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 Band

We understand that this property is council tax band B.

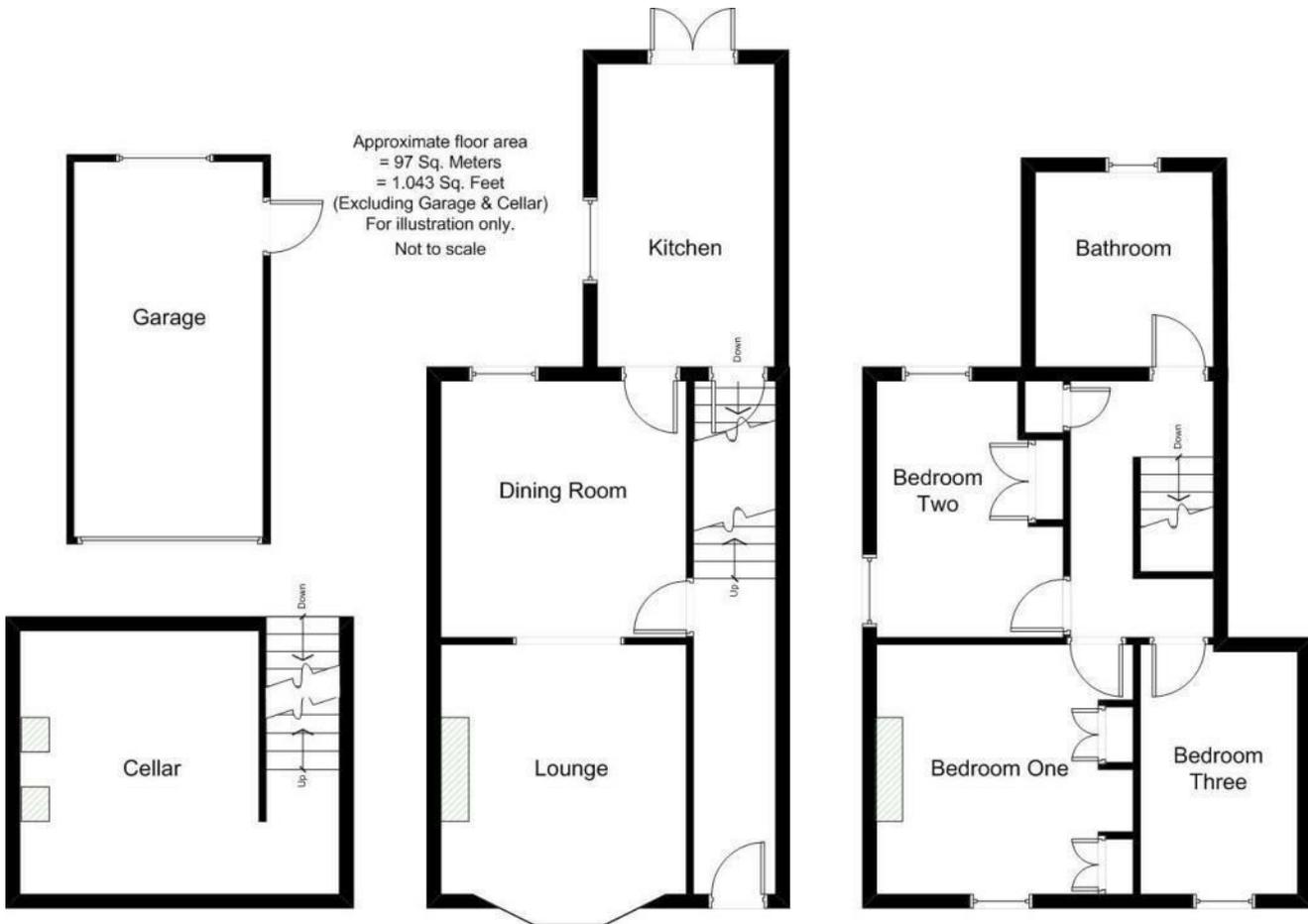
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Directions

From our Malvern Office proceed down Church Street to Barnards Green taking the 3rd exit onto Barnards Green Road. After the shopping area take the first left on to Pound Bank Road and proceed down the hill. The property will be located on the left as indicated by the Agent's for sale board.



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.

