



67 Brookfarm Drive Malvern, WR14 3SH

Situated in an established residential area, on a bus route and with access to the amenities of Barnards Green, this well presented mid terrace home is offered for sale with no onward chain. The accommodation in brief comprises reception hall, living room, dining room, kitchen, rear lobby and cloakroom whilst to the first floor there are three good sized bedrooms and a refitted bathroom with separate shower cubicle. Low maintenance secluded rear gardens, parking and an adjoining garage which provides access to the cul-de-sac service road at the rear of the property complete this family home. Viewing is via the Agent.

£235,000

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Reception Hall

A UPVC double glazed entrance door with glazed side panel leads into the spacious Reception Hall with staircase rising to the First Floor Landing. Radiator, large under stairs stairs area with light and power points currently used as a 'computer station' plus storage space, doors to the Living Room and Kitchen.

Living Room

13'10" x 11'4" (4.22 x 3.46)

A light and airy room due its large double glazed window to front, with views to the Malvern Hills. Radiator, TV and telephone points and opening to:

Dining Room

9'11" x 9'1" (3.03 x 2.79)

Double glazed UPVC French Doors provide a good view of, and access to, the secluded rear garden, Radiator, serving hatch doors to kitchen.

Kitchen

7'7" x 11'6" (2.32 x 3.51)

The Kitchen is fitted with a range of base and eyelevel units with work surface, tiled splash backs, and stainless steel sink unit with easy turn taps. Plumbing for washing machine, space for fridge, electric cooker point with extractor hood above and breakfast bar. Double glazed window to rear and part glazed door to:

Rear Lobby

With double glazed door leading to the rear garden and door into:

Cloakroom

The cloakroom is fitted with a low-level WC, wall mounted wash and basin with tiled splash back, obscure double glazed window to side.

First Floor Landing

From the Reception Hall, the staircase rises to the First Floor Landing with full height airing/storage cupboard with light, housing Worcester combination gas central heating boiler. Hatch to loft space, the main part boarded and with strip lighting (switch on landing), accessed via fitted loft ladder. Doors to all rooms.

Bedroom One

11'10" x 11'1" (3.62 x 3.39)

Large double glazed window to front with a view of the Malvern Hills. Radiator.

Bedroom Two

11'10" x 10'0" (3.62 x 3.07)

Double glazed window to rear, radiator.

Bedroom Three

11'5" including bed x 7'11" (3.49 including bed x 2.43)

Fitted with a built-in high-level bed with storage pods and space under for 2nd pull-out folding bed or storage, full-height built-in wardrobe with hanging rail and light, UPVC double glazed window to front also with a view of the Malvern Hills. Radiator.

Bathroom

Of a generous size, the bathroom has recently been refitted and comprises of a double ended, deep, bath with central mixer taps, low level WC, wall mounted hand basin, and a separate, large, fully tiled, glazed corner shower cubical housing a Triton T80 electric shower. There is also a heated 'ladder style' towel rail, full tiling to walls, extractor vent, spotlighting, and obscure UPVC double glazed window to rear.

Outside

To the front of the property is a lawned fore garden with shrub beds and pathway leading to the entrance door.

The rear garden is mainly paved, with a narrow side border, for ease of maintenance and has a patio area adjoining the Dining Room. The rear garden is enclosed by timber fencing with mature shrubs including Jasmine and a fig tree creating a sense of privacy. Gated access leads to the private, off-road, parking area in front of the garage; there are also double gates [not currently in use] at the end of the garden giving direct access to the service road if more off-road parking is needed.

Garage

The Garage has a metal up and over door opening onto the parking bay, light and power, and a courtesy door from the rear garden; it is also equipped to accommodate a washing machine and has space for other utilities, and backs on to the downstairs cloakroom which may offer some potential for the future – subject to any necessary permissions.

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.

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.



