



## 29 Springfield Glade

Malvern, WR14 1LN

£189,950



Located within a pleasant cul-de-sac, this mid terraced home offers scope for refurbishment and accommodation to include; entrance hall, living room, kitchen/diner, lean-to, two bedrooms and bathroom. The property also enjoys an enclosed rear garden with views over open land and gas central heating. This house further benefits from ample off road parking with a tandem driveway providing parking for several vehicles. Offered for sale with vacant possession and no onward chain.





- Mid Terrace House
- Dining Kitchen
- Low Maintenance Rear Garden
- Ample Off Road Parking
- EPC D

- Two Bedrooms
- Living Room
- Gas Central Heating
- Offering Scope for Refurbishment

### Entrance Hall

Via glazed panel door into hall, radiator, electric consumer unit, staircase rising to first floor.

### Living Room

13'4" x 10'9"

Bow window to the front aspect, radiator and brick hearth with surround.

### Dining Kitchen

14'1" x 7'7"

Fitted with a range of wall and base units with rolltop worksurfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap over, slot in gas cooker, automatic washing machine and under counter fridge. Walk in pantry, window to rear aspect, radiator, part glazed door to lean-to.

### Rear Porch

6'7" x 5'5"

Glazing to rear and side aspects, panel glazed door to rear garden, electric light.

### First Floor Landing

Loft hatch, airing cupboard housing wall mounted Vaillant combination boiler.

### Bedroom One

14'0" max 10'10" min x 9'8"

Two windows to front aspect with views of the Malvern Hills, radiator, storage cupboard with hanging rail.

### Bedroom Two

11'6" x 7'1"

(Maximum measurement)

Window to rear aspect and radiator.

### Bathroom

6'8" x 4'11"

Coloured suite comprising; panelled bath with mains shower over, low level WC and vanity wash hand basin with storage under. Part tiled walls, shaver point. Obscure glazed window to rear aspect, radiator,

### Outside

Garden is laid to patio on three levels and enclosed by partial wooden panel fencing with planting. Small shed, external light. Rear gate with rear access. The property further benefits with ample off road parking, as to the front there are two tandem parking spaces, enough for four vehicles.

### **Council Tax**

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://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 and measurements within these particulars are for guidance purposes only. 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.

### **Directions**

From our office in Worcester Road proceed in the direction of Link Top, turning left at the traffic lights onto Newtown Road. Continue on this road which becomes Leigh Sinton Road and turn right into Yates Hay Road just before Dyson Perrins School. Springfield Glade is the next turning on the left and the property can be found at the head of the cul-de-sac as indicated by our agent's for sale board.

### **Virtual Viewing**

A virtual tour is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/wMwwlOgFOgg?si=YO8T-XXi1DuXISZ4>

### **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.

# Floor Plan

## Area Map



## Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Energy Efficiency Graph

