



14 Skyrrold Road Malvern, WR14 2PT

Located in a convenient location close to Barnards Green which offers a range of amenities and within catchment of popular schools. In brief the accommodation comprises, entrance hall, living room and kitchen dining room. Whilst to the first floor are three bedrooms and bathroom. With a larger than average rear garden this property is being offered for sale with no onward chain. EPC Rating D

Guide Price £225,000

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Entrance Hall

Part glazed door opens into the Entrance Hall. Doors off to the Living Room and Kitchen, door to a useful under stairs storage cupboard and stairs rise to the first floor. Double glazed window to the side aspect and radiator.

Living Room

12'9" x 12'7" (3.9m x 3.84m)

Double glazed window to the front aspect, electric "coal" effect fire with hearth, radiator and coving to ceiling.

Kitchen Dining Room

19'0" x 9'3" (5.8m x 2.84m)

The Kitchen Dining Room is fitted with a range of eye and base level units with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine and dishwasher and space for a tumble dryer. Slot in gas cooker with extractor above and space for further appliances. Double glazed window to the rear aspect, double glazed French doors open out onto the adjoining patio seating area. Radiator.

First Floor

From the Entrance Hall, stairs rise to the First floor. With doors off to all Bedrooms and Bathroom. Double glazed window to the side aspect and access to loft space via hatch with drop down ladder.

Bedroom One

11'1" x 10'2" (3.4m x 3.1m)

Double glazed window to the front aspect, built in wardrobes and radiator.

Bedroom Two

9'3" x 8'7" (2.82m x 2.64m)

Double glazed window to the rear aspect, overlooking the rear garden. Built in wardrobe with sliding doors. Cupboard housing Ferroli combination boiler and slatted shelving for storage. Radiator and coving to ceiling.

Bedroom Three

8'7" x 7'11" (2.62m x 2.42m)

Double glazed window to the front aspect. Radiator and coving to ceiling.

Bathroom

The Bathroom is fitted with a white suite comprising, corner bath with mixer tap and shower attachment, with tiled surround. Pedestal wash hand basin and low flush WC with partially tiled walls. Obscured double glazed windows to the side and rear aspects. Coving to ceiling, shaver point with light.

Outside

The larger than average rear garden has an extensive paved patio area adjoining the property, with exterior lighting and tap. Raised beds surround the patio area with steps leading up to the garden laid to stone for ease of maintenance which in turn leads to the fish pond (approx 18ft x 24ft). Beyond the pond is an area with a number of fruit trees and a large a timber shed. The workings of the pond is situated in this area. The garden is encompassed by timber fencing with gated side access to the front of the property.

To the front of the property, pedestrian gated access opens to the tiered fore-garden laid to stone, with a hedge boundary. A pathway leads to the side of the property and the front door.

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

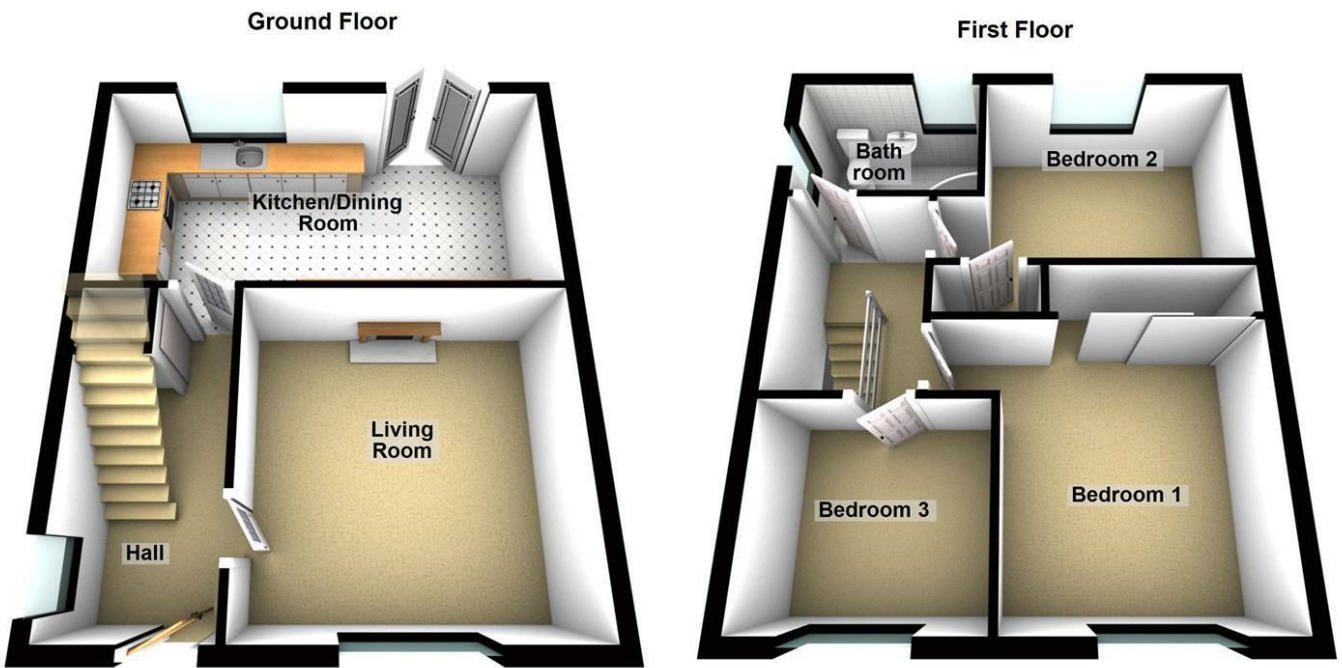
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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.



Floor Plan



14 Skeyrrold Rd, Malvern

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