



## 10 Mayfield Grove Malvern, WR14 2WL

A well presented three bedroom semi-detached house located in a quiet cul-de-sac but located within easy reach of the Retail Park. The well presented accommodation comprises:- entrance hall, living room, kitchen dining room and cloakroom. Whilst to the first floor are three bedrooms, one with en-suite shower room and an additional bathroom. The property benefits from a covered garage with driveway parking, front and rear gardens, gas central heating, double glazing and is offered for sale with no onward chain. EPC Rating C

**£279,500**

# 10 Mayfield Grove

Malvern, WR14 2WL



## Entrance Hall

Covered Porch, with a hardwood door, opens into the Entrance Hall. With door off to the Living Room and stairs rising to the First Floor. Radiator and wood effect flooring.

## Living Room

16'4" x 10'10" (5m x 3.31m)

With the continuation of the wood effect flooring, a particular feature of this room is the gas "coal" effect fire with wooden surround and hearth. The fire is currently not in use and disconnected. Double glazed window to the front aspect. Coving to ceiling, two radiators and opening to the Kitchen Dining Room.

## Kitchen Dining Room

13'9" x 14'5" narrowing to 9'10" (4.2m x 4.4m narrowing to 3m)

The Kitchen is fitted with a range of eye and base level cream high gloss units with working surfaces and tiled splashback. Double electric oven with four ring gas hob above, integrated fridge freezer, space and plumbing for a dishwasher and wall mounted concealed Worcester gas central heating boiler. Double glazed window and double glazed French doors over look and open out to the rear garden. Radiator, tiled flooring and space for a table. Coving to ceiling and door to Cloakroom.

## Cloakroom

Fitted with a white suite comprising low flush WC and corner wash hand basin with tiled splashback. Radiator, wall mounted electric fuse board, extractor to ceiling and tiled flooring.

## First Floor

From the Entrance Hall, stairs rise to the First Floor. With doors off to all Bedrooms and Bathroom. Door to Airing cupboard housing water tank and slatted shelving for storage. Access to loft space via hatch.

## Bedroom One

13'5" x 10'10" (4.1m x 3.31m)

Fitted with built in wardrobes double glazed window to the front aspect, radiator, wood effect flooring and door to En -Suite Shower Room.

## En-Suite Shower Room

Fitted with a white suite comprising, Low flush WC, pedestal wash hand basin and partially tiled walls. Shower cubicle with mains shower and fully tiled walls. Obscured double glazed window to the front aspect, radiator and tiled flooring.

## Bedroom Two

14'5" x 8'2" (4.4m x 2.5m)

Two double glazed windows to the rear aspect, over looking the rear garden. Two radiators and continuation of the wood effect flooring.

## Bedroom Three

11'5" x 8'10" (3.5m x 2.7m)

Double glazed window to the rear aspect. Radiator and wood effect flooring.

## Bathroom

The Bathroom is fitted with a white suite comprising, panelled bath with shower over, glazed screen and tiled walls. Pedestal wash hand basin, low flush WC and radiator. Partially tiled walls with mosaic effect feature, shave point and obscured double glazed window to the front aspect. Extractor to ceiling.

## Outside

The garden to the rear of the property has a paved patio area adjoining the property. The garden is predominantly laid to lawn with shrub filled borders and timber fencing encompasses the garden. Access to the Garage via the courtesy door. Outside tap and lighting.

To the front of the property is driveway parking leading to the covered Garage. The fore-garden is laid to stone for ease of maintenance.

## Garage

18'0" x 7'10" (5.5m x 2.4m)

With up and over door to the driveway parking, power and light. Space and plumbing for washing machine and space for further appliance. Courtesy door to the rear garden.

## Council Tax Band

We understand that this property is council tax band C.

This information may have been obtained via [www.vo.gov.uk](http://www.vo.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

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.

