



Greenhill Cottage 114 Newtown Road

Malvern, WR14 1PF

Greenhill Cottage sits on an elevated plot with pedestrian access only. Enjoying the most magnificent views, the accommodation in brief comprises; Entrance vestibule, entrance hall, living room, dining room, kitchen, two bedrooms, bathroom and separate WC. With gas central heating and double glazing throughout and a generous garden. This property is offered for sale with no onward chain and an internal viewing is strongly advised to fully appreciate this home. EPC Rating Awaited.

Guide Price £250,000

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Entrance Vestibule

Stepping in to the Entrance Vestibule with double glazed window to the front aspect providing stunning views over the garden and towards the Malvern Hills. Wall mounted electric fuse board, storage cupboards. Glazed door into Entrance Hall.

Entrance Hall

With doors off to the Living Room and Dining Room. Radiator and archway to the Rear Hall.

Living Room

19'8" x 10'2" (6m x 3.1m)

A generous size room with a gas "coal" effect fire with wooden surround and hearth. Double glazed French doors open out to the Conservatory. Ceiling and wall lighting, radiator and coving to ceiling.

Conservatory

11'3" x 9'10" (3.43m x 3m)

The Conservatory offers the perfect space to sit and enjoy the views, with glazed windows to all sides and double glazed doors opening out to the garden. Tiled flooring, wall mounted electric heater and lighting.

Rear Hall

Doors off to the Kitchen, two Bedrooms, Bathroom and separate WC. Double doors to the Airing Cupboard housing Worcester gas central heating boiler, water tank and slatted shelving above for storage. Double glazed window to the rear aspect, door to a useful storage cupboard, radiator and part glazed door to the rear.

Kitchen

15'1" x 6'0" (4.6m x 1.83m)

Comprehensively fitted with a range of cream eye and base level units and drawers with working surfaces and tiled splashback. Eyelevel single electric oven, four ring gas hob with extractor above. Space and plumbing for washing machine, dishwasher and space for a further tall appliance. Breakfast bar with space for seating below, one and a half bowl, composite sink unit with drainer and mixer tap. Radiator and double glazed windows to the side and rear aspects.

Dining Room

7'10" x 7'10" (2.4m x 2.4m)

Part glazed door opens in to the Dining Room, with double glazed window to the front aspect providing views over rooftops and towards the Malvern Hills. Radiator.

Bedroom One

11'1" x 10'5" (3.4m x 3.2m)

Double glazed window to the front aspect providing glorious views. Radiator.

Bedroom Two

11'1" x 7'10" (3.4m x 2.4m)

Fitted with a range of built-in wardrobes, double glazed window to the front aspect, radiator.

Bathroom

Fitted with a panel bath with electric shower over, pedestal wash hand basin and obscured double glazed window to the side aspect. Tiled flooring, and "ladder" style radiator.

Seperate WC

Fitted with a white suite comprising low flush WC and floating wash hand basin with tiled splashback. Obscured double glazed window to the rear aspect.

Outside

The property is accessed via a pedestrian pathway where Greenhill Cottage sits on an elevated plot.

The gardens are to the front of the property, with paved steps through the middle of the garden, which is predominantly laid to lawn with mature shrubs filled borders, planting and trees. A large patio seating area adjoins the property, perfect for alfresco dining and where you can enjoy with the most magnificent views.

A paved pathway wraps around the rear of the property. The garden is encompassed with a mixture of mature hedging and timber fencing.

Council Tax Band

We understand that this property is council tax band C.

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.

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.

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



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.

