



## 29 Sherrards Green Road

Malvern, WR14 2ED

This well presented extended period semi detached home offers generous accommodation to include: living room, dining room, kitchen, utility and bathroom. Whilst to other first floor there are three bedrooms and shower room. In addition the property has double glazing and gas central heating throughout, ample driveway parking, a detached garage and enclosed rear gardens. Offered for sale with no onward chain. EPC Rating D

**Guide Price £300,000**

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Double glazed door opens into the Dining Room.

## Dining Room

12'10" x 13'9" (3.90 x 4.19)

With double glazed windows to the side and rear aspects and stairs rising to the First Floor. Wood flooring, doors off to the Living Room and Kitchen. Radiator.

## Living Room

12'10" into bay x 12'11" (3.92 into bay x 3.94)

A light and spacious room, with double glazed bay window to the front aspect. Radiator and coving to ceiling.

## Kitchen

12'0" x 8'2" (3.65 x 2.50)

Fitted with a range of eye and base level units with working surface and tiled splashback. Double electric oven, four ring gas hob with extractor above. Stainless steel sink unit with drainer, wall mounted Worcester gas central heating. Breakfast bar area, radiator and tiled flooring. Double glazed window to the side aspect. Doorway to Utility.

## Utility

8'3" x 8'5" (2.51 x 2.57)

Space and plumbing for washing machine with working surfaces above. Double glazed window and door to the side aspect, door to a useful storage cupboard and door to Bathroom. Continuation of tiled flooring, Radiator.

## Bathroom

8'2" x 6'0" (2.5 x 1.85)

Fitted with a white suite comprising, pedestal wash hand basin, low flush WC and panelled bath with Electric Triton shower. Partially tiled walls, obscured double glazed window to the rear aspect, radiator and continuation of tiled flooring.

## First Floor

From the Dining Room, stairs rise to the First Floor landing with doors off to all bedrooms and shower room. Radiator, spotlights to ceiling and access to roof space via hatch.

## Bedroom One

12'11" x 10'5" (3.94 x 3.2)

Double glazed window to the front aspect, radiator.

## Bedroom Two

12'1" x 8'6" (3.7 x 2.6)

Double glazed window to the rear aspect, radiator.

## Bedroom Three

9'10" x 6'10" (3.00 x 2.1)

Stripped wooden flooring, double glazed window to the rear aspect, radiator.

## Shower Room

Fitted with a white suite comprising, low flush WC, pedestal wash hand basin and large shower cubicle with mains shower. Tiled flooring, partially tiled walls and chrome "ladder" style radiator. Obscured double glazed window to the side aspect. Spotlights and extractor to ceiling.

## Detached Garage

21'4" x 10'2" (6.51m x 3.1m)

With double wooden doors opening out to the driveway parking and a courtesy door to the side garden. Fitted with a double glazed window to the rear aspect and a further window to the side. With power, light and the potential for storage in the eaves.

## Outside

To the front of the property is a low maintenance fore-garden, predominantly laid to stone. Tandem driveway parking is at the side of the property with double wooden gates leading to additional parking and detached Garage.

The rear garden benefits from a covered area leading to a raised garden predominantly laid to lawn with a decked seating area perfect for admiring the view towards the Malvern Hills. The garden is encompassed by timber fencing. There is also outside electric socket and water supply.

## Directions

From our Malvern office proceed down Church Street through the traffic lights, bearing left onto Madresfield Road. At the mini roundabout turn right onto Pickersleigh Road. Take the second left into Sherrards Green Road and the property will be located on the left hand side.

## Council Tax

We understand that this property is council tax band C.

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 & Salmund will not be held responsible for any inaccurate information.

## Disclosure

Denny & Salmund 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 & Salmund 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

## Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet - [https://youtu.be/HEglP5atxv4?si=Dqh\\_H2Gi-aynrq-k](https://youtu.be/HEglP5atxv4?si=Dqh_H2Gi-aynrq-k)







# Floor Plan



29 SHERRARDS GREEN ROAD, MALVERN

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