



## 24 Knapp Way Malvern, WR14 1SG

Within easy reach of popular local Primary and High Schools, this well-presented semi-detached home offers accommodation to include an entrance hall, fitted dining kitchen, office/bedroom and living room whilst to the first floor there are three bedrooms and further family bathroom. To the front of the property there is off road parking for up to four vehicles and to the rear a fully enclosed south facing garden. The property also receives the benefit of a feed in tariff from 20 solar panels.

**Guide Price £265,000**

# 24 Knapp Way

## Malvern, WR14 1SG



### Entrance Hall

Double glazed door with obscured glazing leads into the light and spacious entrance hall with doors to the living room and dining kitchen and the staircase leads to the first floor.

A cupboard houses the electric meter with fuse board.

### Living Room

12'11" x 12'7" (3.95 x 3.84)

Double glazed window to the front, radiator

### Kitchen Dining Room

19'8" x 10'1" (6.01 x 3.08)

With lino flooring throughout and fitted with a range of eye and base level modern cupboards with work surface over. Integrated dishwasher and built in oven and electric hob with extractor above. Radiator, double glazed window and double glazed patio doors overlooking the rear garden, an obscure side door leading to a WC and bedroom/office area.

### Side Lobby

From the kitchen side door to the low level WC and separate office/bedroom

### Office/Bedroom

12'5" x 9'2" (3.80 x 2.81)

Radiator, double glazed door to side front of property

### First Floor

Stairs rising up to the first floor with a double glazed window to side and doors to all bedrooms and bathroom.

Door to airing cupboard housing Worcester Bosch Gas combination boiler.

### Master Bedroom

13'6" x 9'4" (4.13 x 2.85)

Double glazed window to the rear, built in double wardrobes, radiator and ceiling fan.

### Bedroom Two

13'5" x 11'6" (4.11 x 3.52)

Double glazed window to the front, built in cupboard and radiator

### Bedroom Three

8'5" x 8'10" (2.58 x 2.70)

Double glazed window to the front, radiator

### Bathroom

5'10" x 5'6" (1.78 x 1.68)

With low level wc, pedestal wash hand basin and bath with electric overhead shower. Double glazed obscure glass window to the rear and heated towel rail

### Outside

To the front of the property is graveled off road parking area for three vehicles.

To the rear of the property is a large composite decking across the back of the house. There is a large utility shed located to the right hand side of this decked area, with power and light. The current owners advise us that the appliances within this 'utility shed' such as the washing machine, tumble dryer and upright freezer, could be included within the house sale. The composite decked area leads to the generous lawned gardens, to the rear of the garden is a further wooden decked area and garden shed. The boundary of the garden is enclosed by fencing and hedges.

### Council Tax Band

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.

### 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.

### Directions

From our Malvern office proceed along Worcester Road towards Malvern Link and turn left into Albert Park Road. At the end of the road turn right onto Somers Park Avenue. Take the next left onto Beauchamp Road and then turn right into Knapp Way and the property will be located on the left as indicated by our for sale board.

### 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

### Agents Note

We are required by Law to disclose that this property is owned by a member of staff employed by Denny & Salmond Estate Agents



# 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.

