

3 Charlock Road

Malvern, WR14 3SR

A spacious four bedroom detached family house situated in a popular residential area, close to excellent local amenities in Barnards Green within catchment of popular schools. The property has recently undergone extensive refurbishment and now in brief comprises; Entrance hall, cloakroom, living room, leading to the open plan refitted kitchen with dining area and utility. Whilst to the first floor are four bedrooms, the master bedroom with ensuite and a family bathroom. With enclosed rear gardens, ample driveway parking and garage. EPC Rating C.

Guide Price £375,000

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Double glazed door with glazed side panel leading to

Entrance Hall

With wood effect flooring flowing throughout the whole of the downstairs. Glazed door to the kitchen, two glazed doors opening to the living room and door to the cloakroom. Under stairs storage cupboard and stairs rising to the first floor. Single radiator, electric fuse board and half height panelling.

Living Room

16'3" x 11'8" (4.95m x 3.56m)

With a double glazed bow window to the front aspect providing views to the Malvern Hills. Ornate fireplace with wooden mantle over and recess area for a wall mounted TV. To either side of the chimney breast are built in cupboards, with shelving and concealed lighting above. Double glazed window to the side aspect, radiator, wall light point and squared opening leading to the dining area.

Dining Area

8'11" x 9'6" (2.72m x 2.90m)

Double glazed patio door opening to the rear garden. Radiator and breakfast bar with space for additional seating and opening into the re-fitted kitchen.

Fitted Kitchen

13'1" m max x 9'7" m (4.01 m max x 2.93 m)

Refitted with a full range of eye and base level storage units with Quartz work surfaces and splashback. Stainless steel double bowl sink unit with swan neck mixer tap, AEG four point induction hob, built-in, single electric oven, integrated dishwasher and space for American style fridge/freezer. Built-in wine rack and ladder style radiator. Double glazed window to the rear aspect and squared opening leading to the utility area.

Utility Area

7'10" x 7'3" (2.39m x 2.21m)

With a continuation is the same eye and base level storage cupboards with Quartz worktops, space and plumbing for a washing machine and tumble dryer with workspace over and ladder style radiator. Double glazed window and door to rear aspect and a further door to the garage.

Cloakroom

Comprising of a low flush WC, oval wash handbasin with mixer tap and double glazed window to the front aspect. Radiator and tiling.

First Floor Landing

Access to loft space, radiator, doors to all rooms and coving to ceiling.

Bedroom One

9'8" m x 11'10" (2.97 m x 3.63m)

Double glazed window to the front aspect, enjoying views of the Malvern hills. Feature panelling to one wall, built-in double mirrored wardrobes and radiator. Door to:

En-Suite Shower Room

Recently refitted and now comprises of a shower cubicle with mains shower and aqua boarding. Low flush WC, pedestal wash hand basin and half height tiling to the walls. Tiled flooring, towel rail and double glazed window to the side aspect.

Bedroom Two

9'8" x 10'7" (2.95m x 3.23m)

Narrowing to 2.56m

Fitted double wardrobe with concertina doors, hanging rail and shelving. Radiator and double glazed window to the rear aspect overlooking the rear garden. Feature panelled wall.

Bedroom Three

7'1" x 9'6" (2.16m x 2.90m)

Double glazed window to the rear aspect overlooking the rear garden, radiator and feature panelled wall.

Office / Bedroom Four

9'7" x 6'0" (2.92m x 1.83m)

Widening to 2.75 m

Double glazed window to the front aspect with lovely views of the Malvern Hills. This bedroom is currently fitted out as a home office with a bespoke double office desk and shelving. Radiator and over stairs storage cupboard, housing Worcester combination boiler.

Bathroom

Comprising of a white panelled bath with telephone style mixer taps and shower attachment. Wash hand basin and low flush WC. Vinyl flooring, large vanity mirror and double glazed window to the side aspect. Radiator and shaver point.

Outside

To the front of the property is a generous gravelled parking driveway leading to the integral garage. There is an electric car charging point and gated access that leads to the side of the property.

The garden to the rear of the property are enclosed with wooden fencing. A gravelled pathway leads to the circular lawned gardens with red brick edging and raised flower beds with side access.

Garage

31'4" x 8'7" (9.55m x 2.62m)

With metal up and over doors, power and light. Eves storage space.

Directions

From the Denny and Salmond office proceed down Church Street, through the traffic lights towards Barnards Green. At the roundabout take the 3rd exit as sign posted to Upton Upon Severn and proceed. After the Bluebell Inn, take the next right into Bluebell Close. Turn left into Campion Drive and then right into Charlock Road. The property is located on the left hand side as indicated by the agent's for sale board.

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.

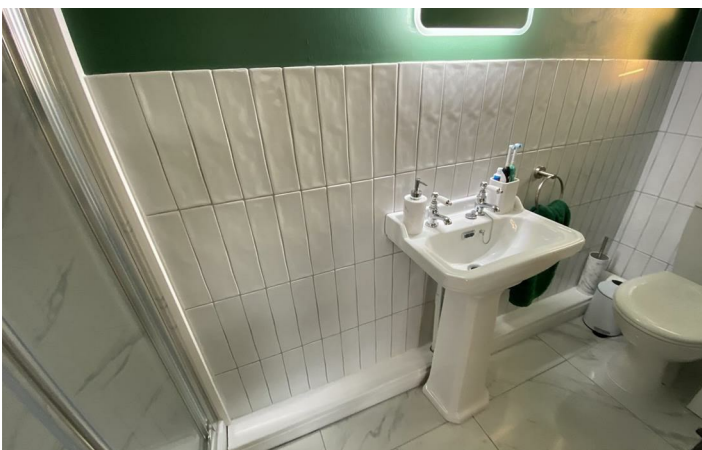
Council Tax Band

We understand that this property is council tax band E.

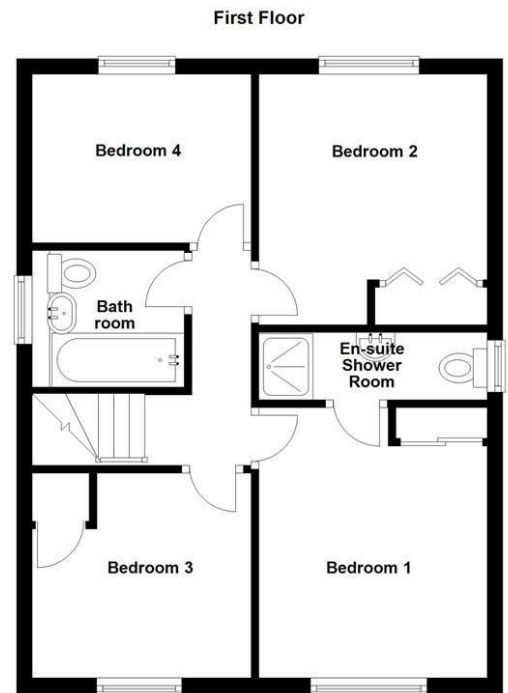
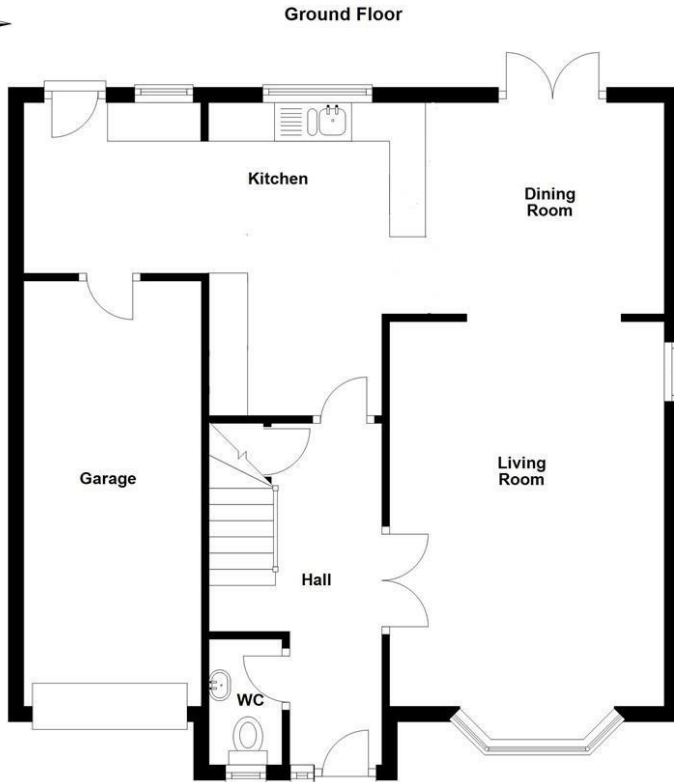
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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.

