



32 Dogwood Close, Malvern, WR14 2WA

£245,000

Welcome to this neat semi-detached house located in Dogwood Close, Malvern. The property comprises entrance hall, living room, kitchen, two bedrooms and bathroom along with an enclosed rear garden, garage and driveway parking. An ideal first purchase or buy to let investment, the property is being sold with no onward chain and vacant possession. Viewing is via the Agent.

Entrance Hall

A part glazed entrance door leads to the Entrance Hall with radiator, staircase to the First Floor Landing, doors to Kitchen and Living Room.

Kitchen 6'2" x 11'9" (1.88 x 3.59)

The kitchen is fitted with a range of cream fronted, high gloss space and eye level units with wood effect work surface over, stainless steel sink unit and tiled splashback. Integrated electric oven with four ring hob and extractor hood above. Space for undercounter fridge, plumbing for washing machine, extractor vent, double glazed window to front elevation and radiator.

Living Room 13'3" x 12'6" (4.04 x 3.83)

Double glazed French doors lead to the rear garden. Radiator, TV point and wooden Adam style fire surround with living flame pebble effect electric fire.

First Floor Landing

From the Entrance Hall, the staircase rises to the First Floor Landing with double glazed window to side and doors to both Bedrooms and Bathroom.

Bedroom One 9'5" x 12'7" (2.89 x 3.85)

Double glazed window to rear, radiator

Bedroom Two 8'9" x 12'7" (2.69 x 3.85)

Two double glazed windows to front, radiator and built-in over stairs storage cupboard.

Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin, low-level WC, radiator, extractor vent, part tiling to walls and hatch to loft space.

Outside

To the front of the property is a lawned fore garden with floral border and pathway leading to the entrance door.

Driveway parking to the side of the house leads to the attached garage with metal up and over door, light, power and courtesy door to the rear garden.

The rear garden is enclosed by timber fencing and has a paved patio seating area leading to a lawn. The garden is planted with mature shrubs and trees and enjoys a good degree of privacy.

Garage

Metal up and over door, light, power and courtesy door to the garden.

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.

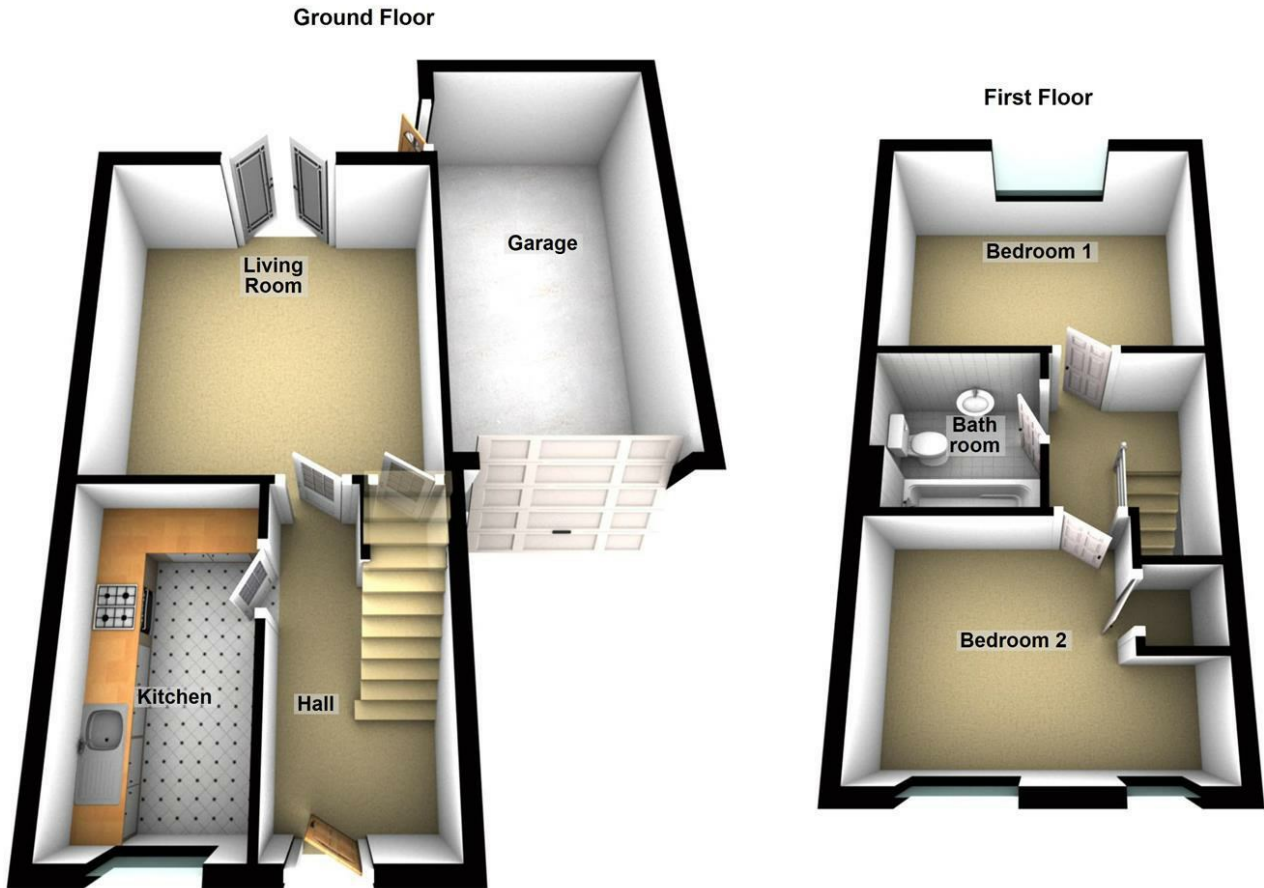
Services

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.

Money Laundering Regulations

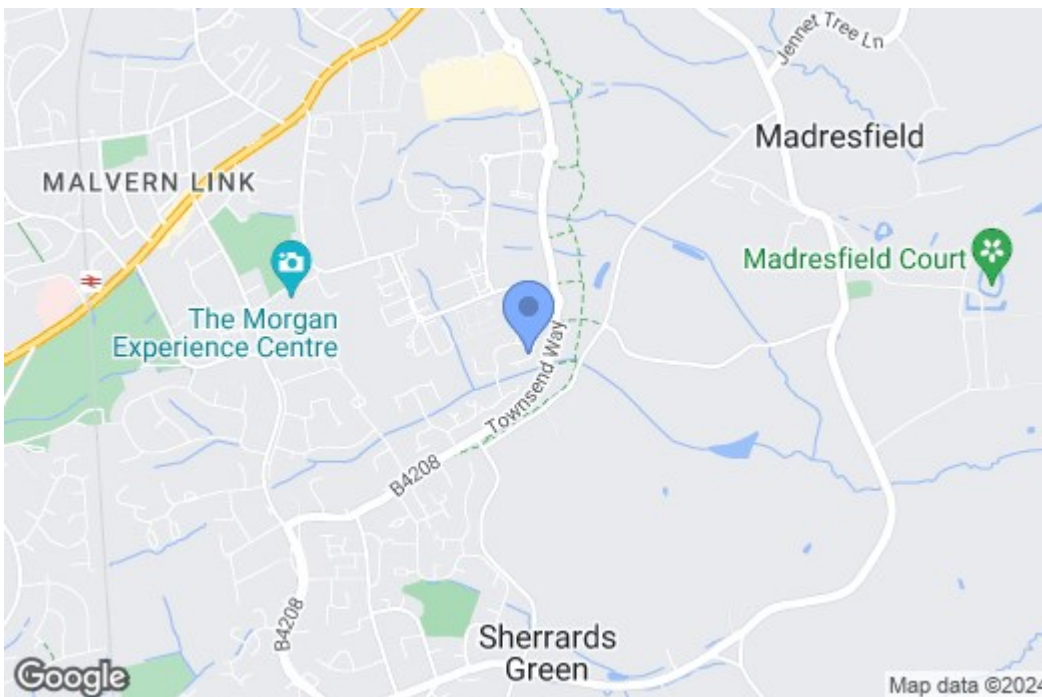
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Floor Plan



32 Dogwood Close, Malvern

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.