



4b Wilmot Road

Malvern, WR14 1TN

Welcome to this two bedroom semi-detached property situated in a quiet cul de sac location within a popular residential area of Malvern. In brief the accommodation comprises, entrance hall, kitchen and living room whilst to the first floor are two bedrooms and a bathroom. Benefitting from a rear garden and off road parking to the front, this property is ideally located for amenities, this property would make an ideal first home or buy to let investment. Offered for sale with no onward chain. EPC Rating C

Guide Price £175,000

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Entrance Hall

Part glazed door opens in to the Entrance Hall. With door off to the Living Room and opening to the Kitchen. Wood effect flooring and radiator.

Kitchen

7'4" x 5'7" (2.25m x 1.72m)

Fitted with a range of base and eye level high gloss white units, working surfaces and tiled splashbacks. Composite sink unit with drainer and mixer tap, single electric oven, four ring gas hob and extractor above. Wall mounted "Ideal" combination boiler, installed in 2022. Wood effect flooring, wall mounted electric fuse board and double glazed window to the front aspect.

Living Room

14'7" x 9'2" (4.45m x 2.8m)

A spacious room with double glazed sliding doors opening out to the rear garden. Door to a useful under stairs storage cupboard. Radiator and stairs rise to the First Floor.

First Floor

With doors off to both Bedrooms and Bathroom. Access to roof space via hatch.

Bedroom One

11'3" x 9'2" (3.45m x 2.8m)

Fitted with built-in double wardrobe with mirrored sliding doors. Wood effect flooring and double glazed window to the front aspect. Radiator.

Bedroom Two

9'2" x 8'2" (2.8m x 2.5m)

Double glazed window to the rear aspect, overlooking the rear garden. Radiator and wood effect flooring.

Bathroom

Fitted with a white suite comprising, low flush WC, pedestal wash hand basin with tiled splashback, mirror and light above. Panel bath with glazed shower screen, with fully tiled walls surrounding the bath. Radiator, wall mounted mirrored cabinet and extractor to ceiling.

Outside

To the rear of the property, the garden benefits from a

raised decked seating area with steps down the the garden. Laid to lawn with a stone pathway leading to the bottom of the garden and timber shed. Timber fencing encompasses the garden with gated aside access.

To the front of the property is off road parking.

Council Tax Band

We understand that this property is council tax band B. 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.

Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet
<https://youtu.be/FhjWg7bGKHM?si=qGTKMSIaP58e-yZc>

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.

