



## Rose Villa 34 Redland Road

Malvern, WR14 1LY

Located within Malvern Link, this period terraced house is within walking distance to the Railway Station and local amenities. The accommodation boasts some lovely features and briefly comprises of; entrance hall, dining room, sitting room and fitted kitchen. To the first floor are three bedrooms and bathroom. Access to the loft space with a drop down ladder, boarded and carpeted. With Velux window, power and light plus two accesses to the eaves storage space. The property further benefits from gas central heating, the Vaillant Boiler having been installed in 2023, along with attractive cottage style gardens. Offered for sale with no onward chain, an internal viewing is advised.

**£244,950**

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Half glazed door to entrance vestibule, with electric fuse box and half glazed door to

## Entrance Hall

With stairs rising to the first floor, ornate archway, single radiator and stripped pine door leading to:

## Dining Room

12'0" x 11'5" (3.66 x 3.48)

Tongue and groove pine panelled painted wall, ornamental cast iron stove inset into a chimney breast recess with wooden mantle over. Stripped pine door to understairs storage cupboard with shelving and light. Double glazed window to rear aspect, single radiator stripped pine door leading to:

## Sitting Room

12'9" x 10'9" (3.89 x 3.30)

Open fireplace with ornate black cast iron surround and tiled hearth, double glazed bay window to front aspect, radiator and TV aerial point

## Fitted Kitchen

8'1" x 11'10" (2.47 x 3.62)

Fitted kitchen comprising of eye and base level storage units. Space for a slot in electric cooker, ceramic single drainer one and a half bowl sink unit with swan neck mixer tap. Plumbing for a washing machine, radiator, double glazed window to side aspect and half glazed door leading to the rear garden. Vaillant wall mounted gas fired central heating boiler installed in 2023. There is also a small window to rear aspect and opening leading to:

## Former Cloakroom

This former cloakroom is now fitted with a wash hand basin and radiator. Double glazed windows to the side and rear aspects.

## First Floor Landing

A return open balustrade landing with doors to all rooms. Access to loft space with wooden drop-down ladder. The loft is boarded and has light and a Velux window to the rear.

## Bedroom One

13'7" x 10'5" (4.15 x 3.18)

Ornate ornamental cast-iron fireplace with wooden mantle above, two double glazed windows to the front aspect, radiator and build in storage cupboard.

## Bedroom Two

11'4" x 8'10" (3.47 x 2.70)

Double glazed window to rear aspect and radiator.

## Bedroom Three

6'5" x 6'7" widening to 7'3" (1.97 x 2.02 widening to 2.21)

Double glazed window to rear aspect and single radiator.

## Bathroom

Comprising of an enamel panelled bath with Triton electric shower, fitted 2024. Pedestal wash hand basin and low flush WC. Chrome heated towel rail and double glazed window to side aspect .

## Outside

To the front of the property there is a small foregarden, laid with gray slate chippings and a pathway that leads to the front door.

Outside to the rear, the gardens are landscaped for ease of maintenance. There is a selection of flowerbeds and a paved pathway leading through a feature arch covered with roses and honeysuckle, to the seating area and on to the wrought iron gateway, which provides rear pedestrian access.

## 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 the offices of Denny and Salmond proceed towards Malvern Link along the Worcester Road. Pass through two sets of traffic lights and proceed into Malvern Link. Take a left hand turn into Cromwell Road and follow the road around, the property will be located on the right hand side as indicated by our Agent's 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



Floor Plan



34 Redland Road, Malvern

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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>84</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>64</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |