



27 Fruitlands Malvern, WR14 4AH

Located in the popular area of Fruitlands, Malvern, this delightful semi-detached house offers Stunning views of the Malvern Hills and generous space for parking to entertain guests along with two reception rooms. The south-facing garden provides a sun-drenched outdoor space allowing plenty of natural light into the dining room, kitchen and upstairs bedrooms. Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making it an ideal location for families and professionals alike.

Guide Price £260,000

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Entrance Vestibule

A part glazed entrance door leading to the Entrance Vestibule with radiator, cloaks hooks and doors to Cloakroom and Living Room.

Cloakroom

Fitted with a low-level WC and vanity wash hand basin with tiled splash back and cupboard under.

Living Room

13'9" x 10'9" (4.21 x 3.29)

Double glazed window with front aspect, TV aerial point, radiator and wall mounted electric fire with wood mantelpiece. Door to:

Dining Room

10'5" x 9'10" (3.18 x 3.0)

A bright room with double glazed patio doors to the rear garden, radiator and staircase rising to the First Floor Landing and door to:

Kitchen

12'10" x 7'4" (3.92 x 2.25)

Fitted with base and eye level units with worksurfaces, stainless steel sink unit, slot in 4 ring gas hob and double oven, plumbing for washing machine and space for further appliances. A window with rear aspect, radiator and large under stairs storage cupboard with shelving. Access to side via a part glazed door.

First Floor Landing

From the dining room the staircase rises to the first floor landing with large airing cupboard housing Worcester combination boiler and shelving. Hatch to loft space and doors to all rooms.

Bedroom One

10'10" x 12'4" (3.32 x 3.77)

A light double bedroom with double glazed window to front aspect, radiator and built-in wardrobes.

Bedroom Two

9'1" x 9'10" (2.78 x 3.00)

Double bedroom with double glazed window to rear aspect providing stunning views of the Malvern Hills, radiator and built-in wardrobe.

Bedroom Three

8'8" x 6'11" (2.66 x 2.12)

Single bedroom with double glazed window to rear aspect, radiator and views of the Malvern Hills.

Bathroom

Fitted with a white suite comprising panelled bath with Mira Sport shower over, pedestal wash hand basin and low-level WC. Part tiling to walls, heated ladder towel rail, obscure double glazed window to side aspect.

Outside

The front garden has generous tandem parking for multiple vehicles and single garage. With partially laid lawn, storage cupboard, ornamental shrubs and side access to the rear garden.

The south facing rear garden has a paved seating area and paved path leading to the top of the garden. With partially laid lawn and numerous shrubs and hedges the garden is enclosed by timber fencing.

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.

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

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 office in Worcester Road proceed in the direction of Malvern Wells. Turn left opposite The Railway public house onto Peachfield Road, taking the third road on the right hand side, Peachfield Close, which continues on into Fruitlands. Proceed ahead and the property can be found on the left hand side on the bend before the road continues up.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

