



3 Kestrel Close, Malvern, WR14 2FN 40% Shared ownership £100,000

Situated in this modern development, within easy reach of local amenities, this neat semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With an outlook over open ground and towards the Malvern Hills, there are various walking routes into both Great Malvern and Malvern Link.

This property is available through a 40% Shared Ownership scheme, making it an attractive option for first-time buyers and those looking to enter the property market. The property comprises a wide reception hall with cloakroom, dining kitchen and living room whilst to the first floor there are two double bedrooms and bathroom. The property also benefits from a tandem driveway and enclosed rear garden.

Reception Hall

A canopy entrance porch with outside light leads to the composite double glazed entrance door into the wide Reception Hall with staircase rising to the first floor landing with under stairs storage cupboard with light and doors to the Cloakroom, Living Room and Dining Kitchen.

Cloakroom

The Cloakroom is fitted with the white suite comprising low-level WC and pedestal wash hand basin with tiled splashback. Radiator, extractor vent.

Living Room 9'3" x 14'2" (2.84 x 4.33)

A pleasant room having double glazed French doors with windows to either side which lead to the rear patio seating area adjoining the property. TV point, radiator and shelving to one wall.

Dining Kitchen 7'0" x 14'3" (2.14 x 4.35)

The Dining Kitchen is comprehensively fitted with a range of white, high gloss base and eye level units with wood effect work surfaces with up stands and one and a half bowl stainless steel sink unit with mono block mixer tap. Plumbing for washing machine, space for fridge freezer, integrated electric oven with four burner gas hob with stainless steel splashback and extractor hood above. Wall mounted Ideal Logic combination gas central heating boiler.

The Dining Area has inset spotlighting, radiator, further base and eye level units and double glazed window to the front with views over a green space.

First Floor Landing

From the Reception Hall, the staircase rises to the first floor landing with hatch to loft space and doors to all rooms.

Bedroom One 8'3" x 14'4" max (2.52 x 4.38 max)

Two double glazed windows to front overlooking green space and with a view to the Malvern Hills. Built-in over stairs cupboard with hanging rail, radiator.

Bedroom Two 8'2" x 14'2" (2.50 x 4.34)

Double glazed window overlooking the rear garden, radiator.

Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with mains shower and glazed screen,

pedestal wash hand basin and low-level WC. Extensive tiling to walls, spotlights, shaver light and point, radiator and double glazed window to side.

Outside

The property is approached over a paved pathway with well stocked shrub border and outside lighting.

To the rear of the property is an enclosed garden with paved patio seating area adjoining the living room which leads to a level lawn garden planted with variety of scented shrubs and roses with a central miniature apple tree. A timber shed provides ample storage with an enclosed vegetable garden and two raised beds. Gated access leads to the tandem parking area to the side of the property.

Local Connection

For the first two weeks of marketing Platform Housing extend a preference to applicants with a 'Local Connection' to the parish, and then if necessary for the next two weeks preference will be extended to applicants with a Local Connection to the adjoining Parishes, followed by the relevant District area. After 8 weeks the property may be allocated to an applicant registered on Home Choice Plus, who has a need for affordable housing in the UK. Full details of this criteria is available from the office of Denny & Salmond and can be supplied to any interested party.

Shared Ownership and Additional Information

Denny and Salmond are offering for sale 3 Kestrel Close on a 40% shared ownership basis. You are able to staircase to 100% of the property, at which point the freehold is transferred to you. There are criteria to qualify for acceptance of your offer from Platform Housing Group. Details of which are available on request.

Our client advises us that the property is Leasehold on a 125 year Lease commencing in 2019. There is a monthly rental payment due to Platform Housing Group for the amount of £345 and an additional monthly payment of £23 which includes the building insurance, management fee, audit fee and ground maintenance.

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.

Directions

From our Malvern office proceed down Church Street, through the traffic lights, bearing left onto Madresfield Road. At the mini roundabout bear left on to Pickersleigh Road and proceed ahead through the traffic lights. Bear left into Pickersleigh Grove and proceed ahead past the Primary School. Upon entering the housing development, proceed ahead and Kestrel Close will be located at the top of the road on the right. The Agents for sale board will be on right.

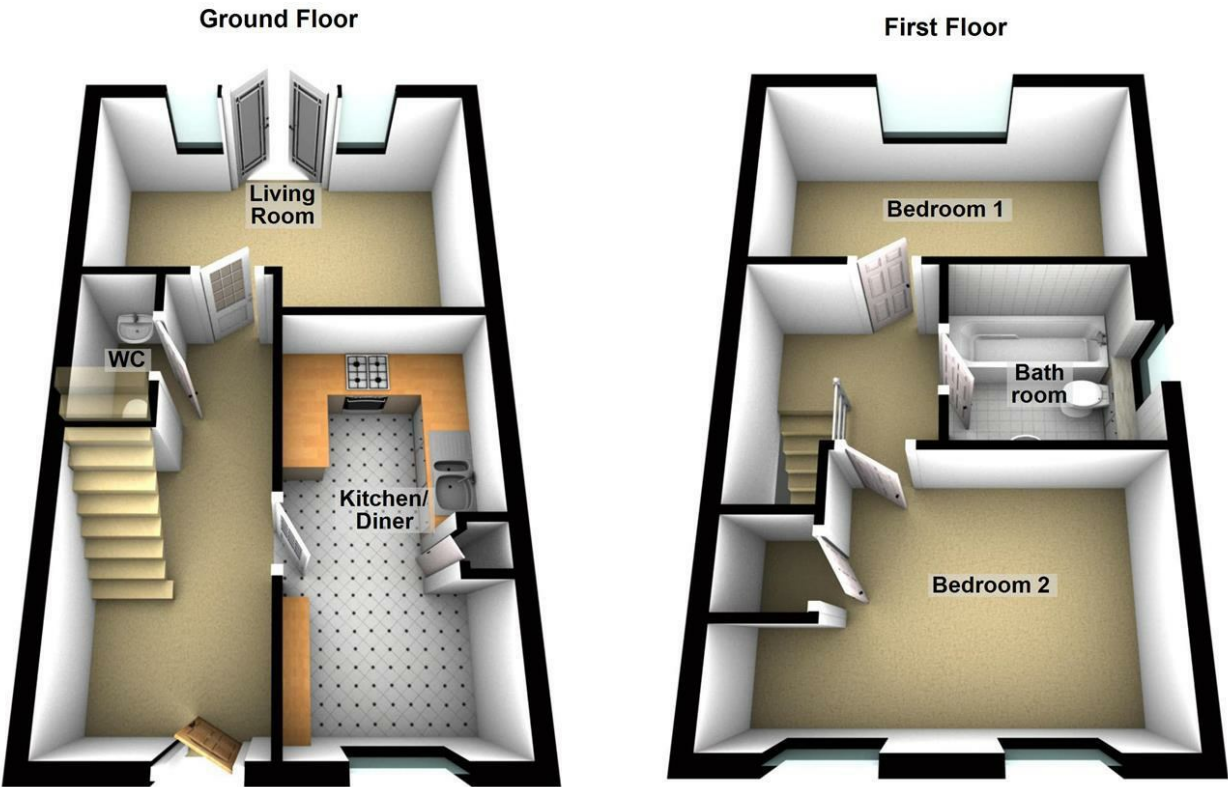
Disclosure

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

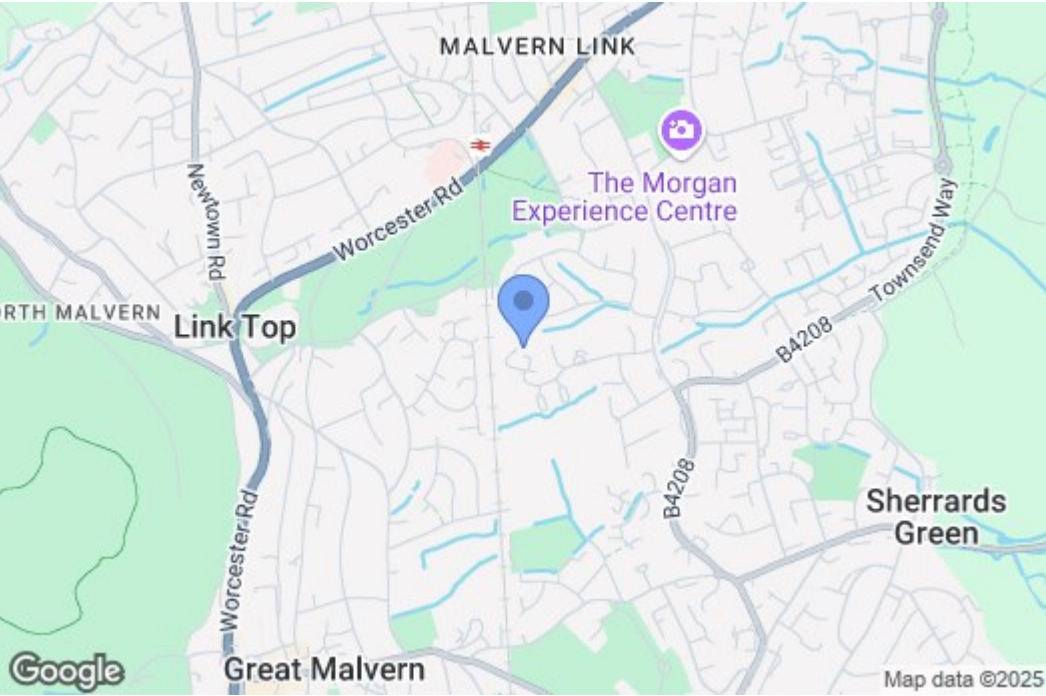
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

Floor Plan

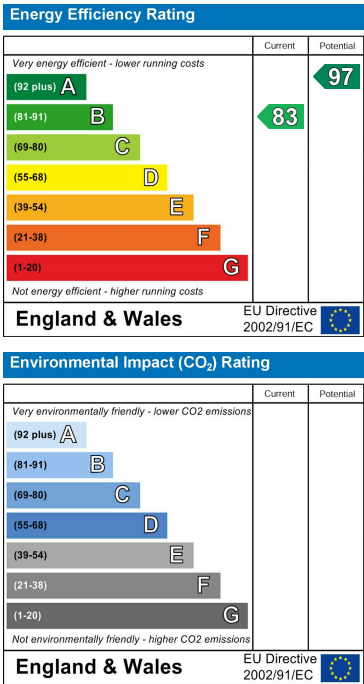


3 Kestral Close, Malvern

Area Map



Energy Efficiency Graph



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.