



## 69 Redland Road Malvern, WR14 1LY

Located on the charming Redland Road in Malvern, this delightful period terraced house presents an excellent opportunity for those seeking a home with character and potential. In brief the accommodation comprises, entrance hall, kitchen dining room, living room and rear hall. Whilst to the first floor are two bedrooms and a bathroom.

Located in the picturesque Malvern area, you will have access to a range of local amenities, including shops, schools, parks and train station, all within walking distance. The stunning Malvern Hills, known for their breath-taking views and walking trails, are also nearby.

The absence of an onward chain simplifies the buying process, making it easier for you to move in and start enjoying your new surroundings without delay.

**Guide Price £210,000**



# 69 Redland Road

Malvern, WR14 1LY



## Entrance Hall

Door opens in to the Entrance Hall with radiator and door to kitchen. Stairs rise to the First Floor.

## Kitchen Dining Room

10'9" x 10'5" (3.3m x 3.2m)

The Kitchen is fitted with a range of wood base and eye level units with working surfaces and tiled splashbacks. Brick fireplace with a cooker inset, stainless steel sink unit with drainer and mixer tap and space and plumbing for a washing machine. Wall mounted Worcester combination boiler, radiator and space for an undercounter appliance. Double glazed window to front aspect, door to an understairs storage cupboard and door to Living Room.

## Living Room

13'9" x 11'1" (4.2m x 3.4m)

Exposed brick fireplace with wall mounted gas fire, double glazed French doors opening out to the rear garden. Radiator, dado rail and wood effect flooring. Door to Rear Hall.

## Rear Hall

With a part glazed door opening out to the rear garden.

## First Floor

From the Entrance Hall, stairs rise to the First Floor with doors off to both Bedrooms and Bathroom. Door to Airing Cupboard housing slatted shelving for storage and radiator. Access to loft space via hatch.

## Bedroom One

13'1" x 9'6" (4m x 2.9m)

Double glazed window to the front aspect, Ornamental fireplace, built in wardrobes and radiator.

## Bedroom Two

12'5" x 7'10" (3.8m x 2.4m)

Double glazed window to the rear aspect, over looking the rear garden. Radiator.

## Bathroom

The Bathroom is fitted with a coloured suite comprising, panelled bath with tiled walls and Myra electric shower over, low flush WC and pedestal wash hand basin with tiled

splashback. Radiator and obscure double glazed window to the rear aspect.

## Outside

The garden to the rear of the property is predominantly laid to stone for ease of maintenance with flower filled borders. Paved patio adjoins the property providing a private seating area. The rear garden benefits from three brick built outhouses. Timber fencing encompasses the garden with gated rear 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.

## 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.

## 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.

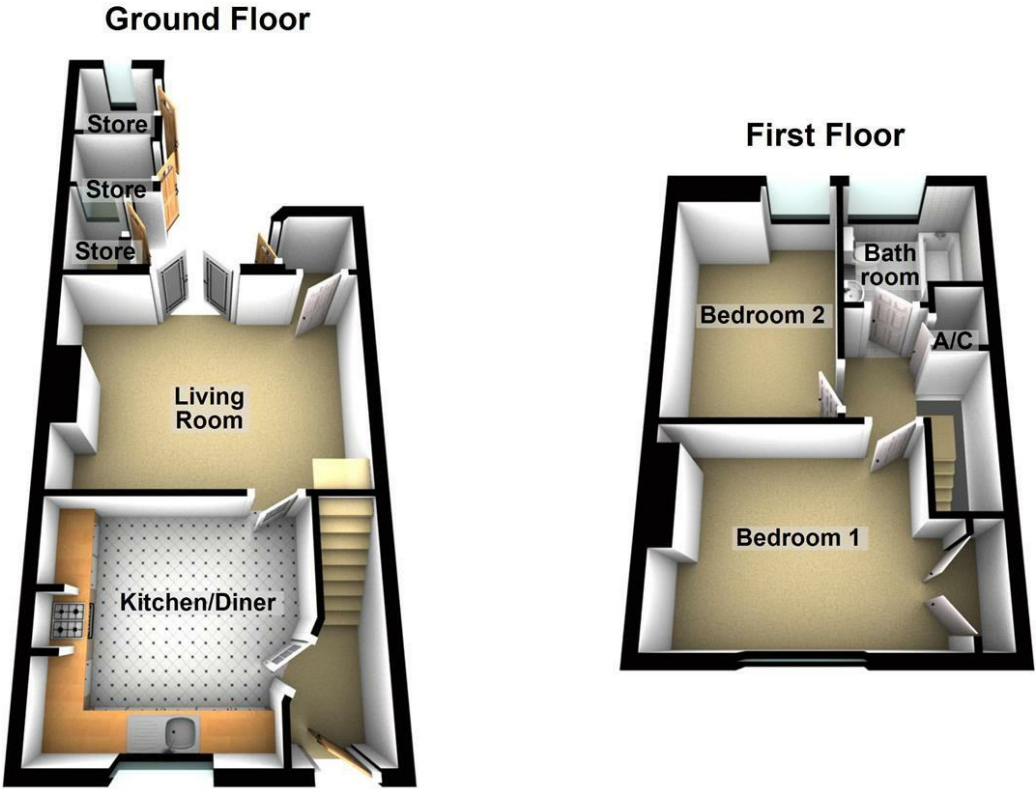
## Money Laundering Regulations

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









69 Redland Rd, 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.

