



## 6 Covent Gardens, Malvern, WR13 6FA

### Guide Price £425,000

Nestled in the sought-after village of Colwall, Nr Malvern, this charming semi-detached house offers a perfect blend of modern living and village charm. Constructed in 2012, the property boasts a contemporary design while providing ample space for family life.

The location in Covent Gardens places you within easy reach of local amenities, picturesque countryside walks, and the vibrant community that Colwall is known for.

If you are looking for a modern family home in a desirable village setting, this four-bedroom semi-detached house is certainly worth considering.

### Reception Hall

A composite entrance door leads into the Reception Hall with doors off to Cloakroom, Living Room and Dining Kitchen. Under stairs storage cupboard, door to a useful coat cupboard housing the wall mounted electric fuse board. Spotlights to ceiling, radiator and staircase rising to the First Floor Landing.

### Cloakroom

Fitted with a low level WC, pedestal wash hand basin with ceramic tiled splash back, tiled flooring, heated chrome towel rail and double glazed window to the front aspect.

### Living Room 18'9" x 13'2" (5.74m x 4.03m)

A generous size room with double glazed bay window to the front aspect, two radiators and TV point.

### Dining Kitchen 21'3" x 11'7" (6.49m x 3.55m)

Comprehensively fitted with a range of cream high gloss base and eye level units with wood effect work surface above and upstands. One and half bowl sink unit with mixer tap, integrated eye level Siemens electric oven and combi microwave above. Five ring Siemens gas hob with extractor hood above. Integral fridge and freezer, dishwasher and washer dryer. Ceramic tiled flooring, concealed gas central heating boiler, double glazed window to the rear aspect, overlooking the rear garden.

The Dining area has the continuation of the ceramic tiled flooring, double glazed French doors opening out to the rear garden. Radiator, spotlights to ceiling and TV point.

### First Floor Landing

From the Reception Hall the staircase rises to the First Floor Landing with doors off to all Bedrooms and Bathroom. Door to airing cupboard housing hot water cylinder. Radiator.

### Bedroom One 13'9" x 11'7" (4.2m x 3.55m)

Double glazed window to the front aspect, radiator, built in triple wardrobe and door to En Suite Shower Room.

### En Suite Shower Room

Recently refitted Shower cubicle with rainfall shower head, wall mounted wash hand basin and concealed cistern WC. Heated towel rail, ceramic tiled flooring and wall tiling. Spot lights and extractor to ceiling.

### Bedroom Two 11'1" x 10'5" (3.40m x 3.20m)

Double glazed window to the rear aspect, radiator and TV point.

### Bedroom Three 10'6" x 7'7" (3.21m x 2.33m)

Double glazed window to the rear aspect, radiator.

### Bedroom Four 13'7" x 9'4" (4.15m x 2.85m)

Double glazed window to the front aspect, radiator. Access to roof space, via hatch.

### Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with mixer tap and shower attachment, wall mounted wash hand basin and concealed cistern WC. Ceramic wall and floor tiling, double glazed window to side. Radiator.

### Outside

To the front of the property is a small fore garden with paved pathway leading to the entrance door.

Gated side access leads to the rear garden with a paved patio seating area adjoining the property, outside tap, power and lighting. Stepping down to the lawned garden and gated access to the rear leading to the two parking spaces and garage and electric car charging point.

### Council Tax Band

We understand that this property is council tax band E.

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.

### 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. There is an annual charge, currently £668.15 made payable to Premier Estates for maintenance of the common areas. Should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

### **Disclaimer**

Photographs of this property were taken prior to the current tenant's occupation.

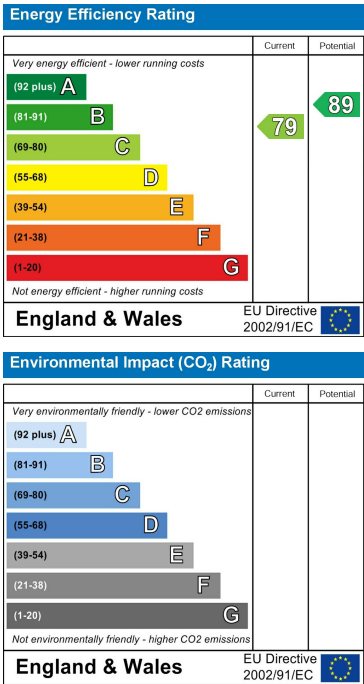
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Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

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.