



9 Westward Road Malvern, WR14 1JX

Situated on Westward Road, this stunning dormer semi-detached bungalow offers a perfect blend of luxury and practicality. Recently refurbished to an exceptional standard, the property boasts a deceptively spacious layout.

There is a generous and airy reception room, ideal for both relaxation and entertaining. The property features three well-appointed bedrooms, providing ample space for family or guests. The two modern shower rooms are designed with comfort in mind, ensuring convenience for all.

One of the standout features of this property is the quality conservatory, which can be enjoyed throughout the year, allowing you to bask in natural light while overlooking the beautifully landscaped and landscaped garden. The outdoor space has been thoughtfully designed for easy maintenance.

Additionally, the quality converted loft room adds a unique touch to the home. This versatile space includes an en-suite shower room and an office area.

In summary, this luxurious bungalow on Westward Road is a rare find, combining modern living with thoughtful design. With its spacious interiors, quality finishes, and low-maintenance outdoor space, it presents an excellent opportunity for those seeking a comfortable and stylish home.

Guide Price £350,000

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Entrance Porch

UPVC Double glazed door to Entrance Porch with courtesy light and tiled flooring. Obscure glazed side pane and a further UPVC double glazed door with stained glass and leaded light glazed inserts. leading to:

Shower Room

Recently refitted with a walk in shower cubical and mains shower, sunflower head and hand held attachment, contemporary sink with cupboards below., and vanity mirror above. Low level WC, chrome heated towel rail, tiled flooring and fully tiled walls. Double glazed frosted window to the side aspect.

Entrance Hall

With oak doors to all rooms, Kardean flooring and oak skirting boards. Radiator, three wall light points, stairs rising to the first floor and door to an understairs storage cupboard.

Refitted Kitchen

13'11" x 16'2" (4.26 x 4.93)

Narrowing to 2.98m (9'9") into the Utility Area

Comprehensively fitted with a range of grey fronted, eye and base level storage units with wooden worktops, carousel corner units and integrated dishwasher. Composite sink unit with drainer and Swan neck mixer tap with cupboards below. UPVC double glazed window to rear aspect enjoying a view of the Malvern Hills. Rangemaster stove with double oven, five ring induction hob and Rangemaster canopy hood above. Recess area for a American style fridge freezer and complementary tiling to all walls and tiled flooring.

The Utility area has space and plumbing for washing machine and tumble dryer with corresponding wood working surface above. Pantry cupboard housing wall mounted British gas boiler. Further high-level units above. UPVC double glazed door leading to the rear garden.

Living Room

15'0" x 14'1" (4.58 x 4.31)

Feature gas fired "log" effect cast iron stove set on a tiled hearth with wooden mantle over. Double glazed window and door leading to the Conservatory. Two radiators, TV aerial point and Kardean flooring.

Conservatory

14'10" x 12'8" (4.53 x 3.88)

A UPVC double glazed conservatory set on a brick base with a pitched tiled and insulated roof. Tiled flooring, power, light and UPVC double glazed doors leading to the patio seating area and garden

Bedroom Two

11'3" x 11'8" (3.45 x 3.57)

Kardean flooring, double glazed window to front aspect and single radiator.

Bedroom Three

11'6" x 11'3" (3.53 x 3.43)

Kardean flooring, double glazed window to front aspect and single radiator

First Floor

From the Entrance Hall, stairs rise and return to the First Floor.

Landing Office Area

12'9" x 9'6" (3.91 x 2.91)

Skylights to front and rear aspects enjoying lovely views of the Malvern Hills. Radiator and door to Bedroom One.

Bedroom One

19'0" x 14'11" (5.80 x 4.57)

Skylight to front and rear aspects enjoying lovely views of the Malvern Hills, multiple built in wardrobes into the eaves. Radiator and door to:

En-Suite Shower Room

7'6" x 8'2" (2.3 x 2.5)

The Ensuite shower room is fitted with a white suite comprising a fully tiled double shower cubicle with main shower with sunflower head and an additional handheld attachment. Low flush WC and pedestal wash hand basin. Skylight to rear aspect, tiled flooring, heated towel rail ,recessed spotlighting and extractor fan.

Former Garage/ Store Room

9'0" x 8'8" (2.76 x 2.66)

Metal upper over door, electric fuse board and meter, power and light.

Outside

Outside to the front of the property is a herringbone driveway and an additional gravelled frontage, with a shrub border. To the right of the bungalow there is a herring bone pathway leading to the side door and wooden gated side access.

To the rear of the property the gardens are a particular feature, being mainly hard scaped to provide ease of maintenance, however stocked with an abundance of shrubs, bulbs, acers, and an apple tree. There is a generous paved patio area, picket garden fencing, shaped flower borders and a wooden garden shed. The gardens enjoys views of the Malvern Hills and a high degree of privacy. The gardens are enclosed with close board panel fencing inset into concrete upright posts, with concrete gravel kickboards.

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.

Directions

From our Malvern office proceed on the A449 towards Worcester bearing left at Link Top onto Newtown Road. Proceed ahead towards Leigh Sinton and bear left into Westward Road where the property will be located on the left as indicated by the Agent's For Sale Board.

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

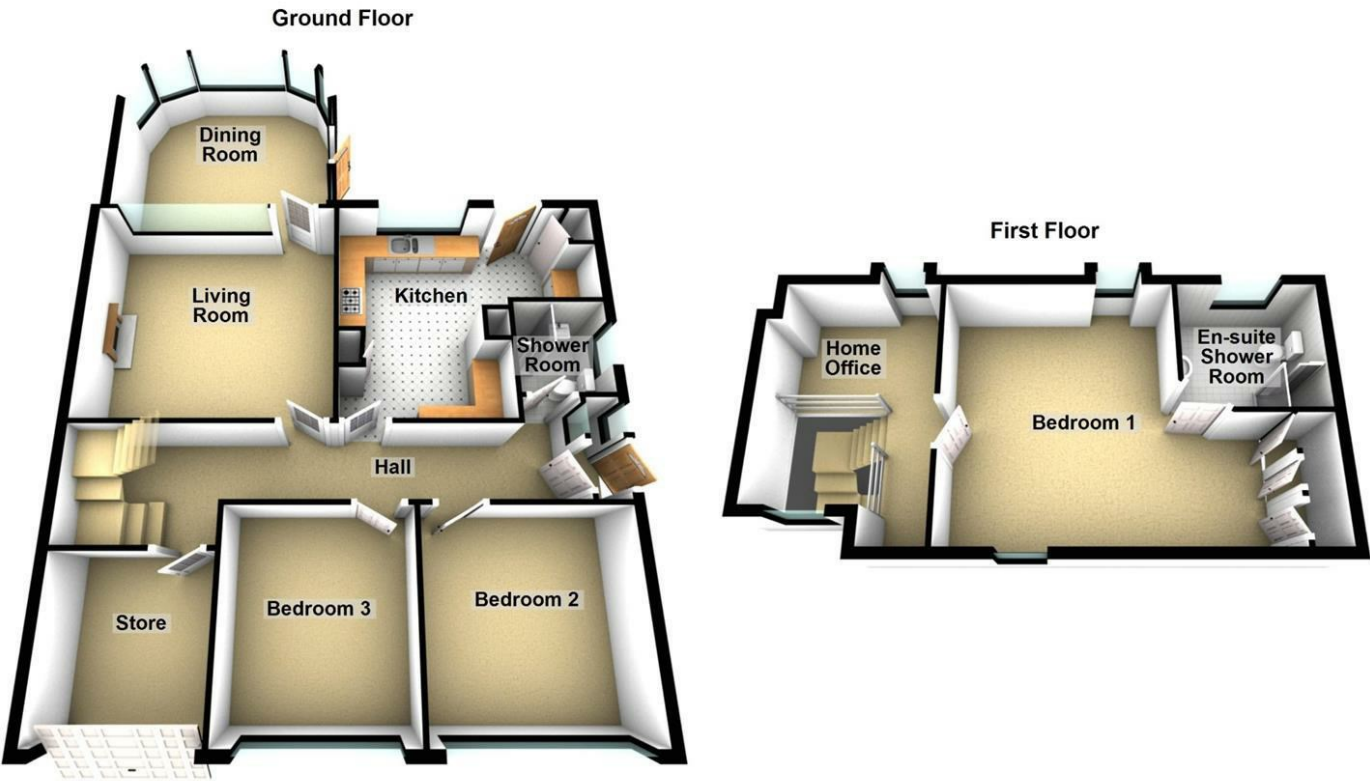
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

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.



Floor Plan



9 Westward Road, Malvern

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
			Current	Potential	
Very energy efficient - lower running costs					Very environmentally friendly - lower CO ₂ emissions
(92 plus) A					(92 plus) A
(81-91) B					(81-91) B
(69-80) C					(69-80) C
(55-68) D					(55-68) D
(39-54) E					(39-54) E
(21-38) F					(21-38) F
(1-20) G					(1-20) G
Not energy efficient - higher running costs					Not environmentally friendly - higher CO ₂ emissions
England & Wales					England & Wales
			EU Directive 2002/91/EC		EU Directive 2002/91/EC
				74	83