



22 Michael Crescent Malvern, WR14 1UD

This well presented mid terrace property enjoys a quiet location in a popular and much sought after residential area with views of the Malvern Hills. In brief the accommodation comprises, Entrance Hall, Living Room, Kitchen Dining Room. Whilst to the first floor are Two Bedrooms and Bathroom. This property benefits from double glazing, gas central heating, driveway parking for several vehicles and a larger than average rear garden with multiple storage units.

£239,950

22 Michael Crescent

Malvern, WR14 1UD



Entrance Hall

Part glazed entrance door opens to the Entrance Hall, with stairs rising to the first floor landing and doors off to the Living Room and Kitchen Dining Room. Door to a cupboard currently housing the consumer unit and door to an understairs storage cupboard. Radiator and tiled flooring.

Living Room

11'11" x 10'11" (3.65 x 3.34)

A particular feature of this room is the log burner with slate hearth and wooden mantle. Double glazed bay window to the front aspect, providing plenty of light and stunning Views of the Malvern Hills. Radiator.

Kitchen Dining Room

17'3" x 8'5" (5.27 x 2.59)

The Kitchen area is fitted with a range of base level units with wood effect working surfaces and composite sink unit with a swan neck mixer tap. Integrated dishwasher, single electric oven with four ring electric hob above, space and plumbing for a washing machine and space for a tall appliance. The Dining area provides plenty of space for a Dining table, with double glazed doors opening to the Rear Garden and double glazed window to the rear aspect. Tiled flooring throughout, spotlighting to ceiling and radiator.

First Floor Landing

From the Entrance Hall, stairs rise to the First Floor Landing with doors off to all rooms. Access to the partially boarded loft with lighting via hatch.

Bedroom One

18'2" x 10'5" (5.55 x 3.18)

This spacious Double Bedroom has a large fitted wardrobe housing hanging rails. Two double glazed windows to the front aspect, providing panoramic views of the Malvern Hills. Radiator.

Bedroom Two

10'5" x 8'6" (3.20 x 2.60)

An original fireplace with wooden mantle, door to a fitted wardrobe with hanging rail and further door to an airing cupboard, currently housing the Worcester Bosch central heating Boiler. Double glazed window to the rear aspect overlooking the well maintained Rear Garden.

Bathroom

Fitted with a white suite comprising panel bath with glazed screen, tiled splash back and electric shower. Vanity sink unit with cupboards below, mixer tap and low flush WC. Spotlighting, extractor fan, radiator and wood flooring. Double glazed obscured window to the rear aspect.

Outside

To the front of the property is graveled driveway parking for numerous vehicles and access to the shared passage way.

The Rear Garden is larger than average, and comprises a hard standing patio with a door to the side passage and two storage cupboards with lighting. Enclosed by timber fencing and flanked by shrub filled beds, is a lawn with a gravel pathway leading to additional paved seating areas. Outside lighting and water.

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.

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

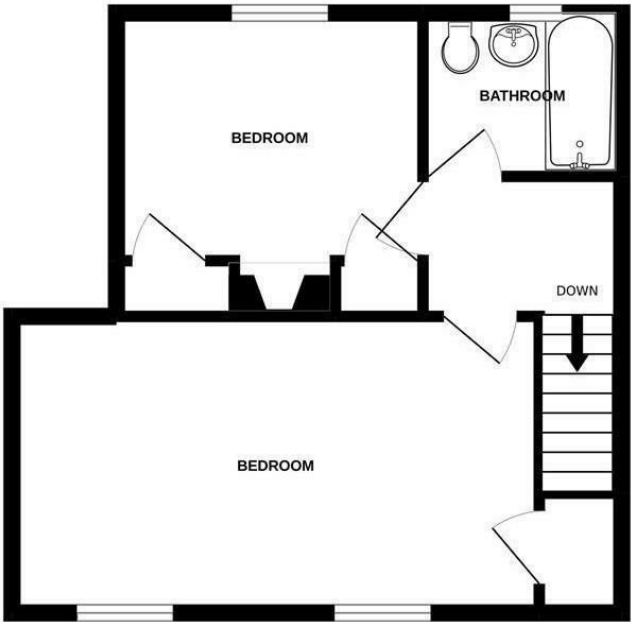
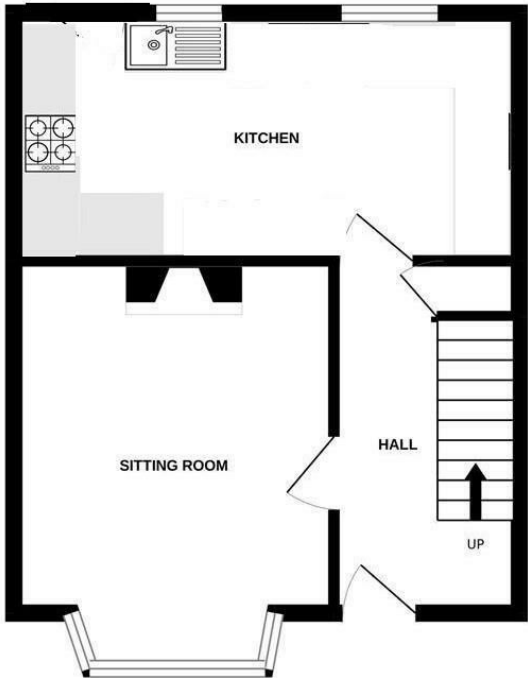
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

Directions

From our Malvern Office, head north on Worcester Rd/A449 towards Queen's Drive, Turn left onto Howsell Road, At the roundabout, take the 2nd exit onto Upper Howsell Rd, Continue onto Tanhouse Ln, Turn left onto Michael Cres, Destination will be on the right



Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	