# Innovate

Estate Agents

164 Halesowen Street, Rowley Regis, West Midlands, B65 0ES
Tel: 0121 559 0065 Email: info@innovate-ea.co.uk

- ✓ 5/6 Bedrooms
- ✓ 5/6 Bedrooms
- ✓ 2 Reception Rooms
- ✓ 'Large' Kitchen
- ✓ Guest W.C
- ✓ Family Bathroom
- ✓ Three En-Suites
- ✓ Front Driveway
- ✓ Integral Garage
- ✓ Front & Rear Gardens
- ✓ 10 Years Warranty
- ✓ No Chain

## The Malvern

## 3 Derryfield Court, B68 9SN

## Available NOW!

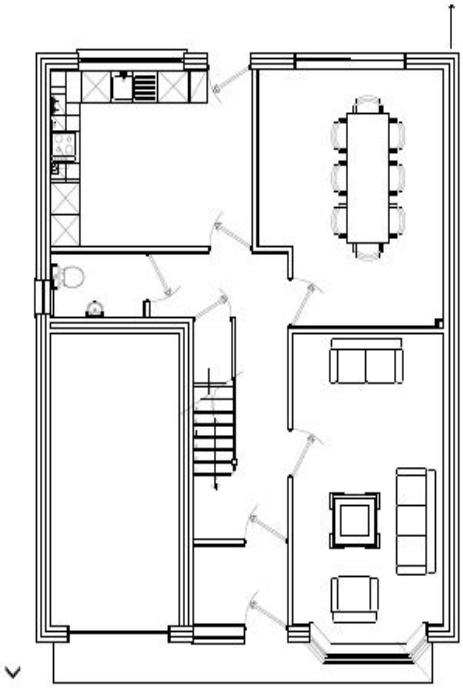
## £550,000

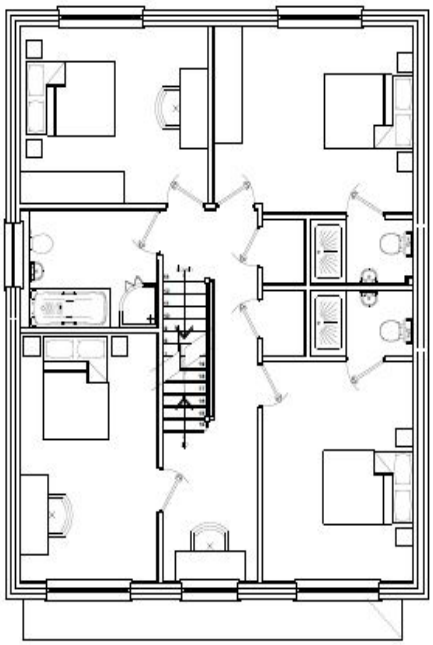
The Property Ombudsman

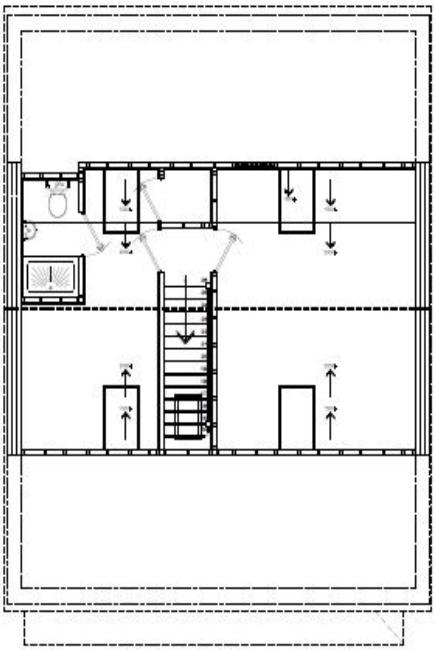
Innovate Estate Agents is a trading name of Innovate EA Limited. Registered Office: 164 Halesowen Street, Rowley Regis, West Midlands, B65 0ES. Registered in England no.8293860

Innovate
Estate Agents
164 Halesowen Street, Rowley Regis, West Midlands, B65 0ES
Tel: 0121 559 0065 Email: info@innovate-ea.co.uk

# The Malvern







This home has extensive living space for all your family needs, from the good size rooms to the well thought out flow of this beautiful property.

## Ground Floor

| | |
|---|---|
| Lounge | 10’07” X 17’11” |
| Dining Room | 13’01” X 15’11” |
| Kitchen | 14’02” X 11’00” |
| Garage | 16’00” X 09’01” |

## First Floor

| | |
|---|---|
| Bedroom One w/ En-Suite | 09’06” X 14’02” |
| Bedroom Two w/ En-Suite | 13’06” X 10’06” |
| Bedroom Three | 11’01” X 14’02” |
| Bedroom Four | 10’09” X 12’10” |
| Bathroom | 07’08” X 09’07” |

## Second Floor

| | |
|---|---|
| Bedroom Five w/ En-Suite | 09’06” X 09’08” |
| Bedroom Six/Study | 13’08” X 11’01” |

Customers should note this illustration is an example of ‘The Malvern’ house type. Whilst all great care is taken when measuring, measurements should not be relied up for the ordering of flooring, furniture etc and furniture layout is for illustrative purposes only. Homes may be a 'handed' {mirror image) versions of the illustrations and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Customers are advised to check their individual specifications prior to making reservation.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Innovate EA Limited as Innovate Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Innovate EA Limited trading as Innovate Estate Agents or the vendors.

Equipment: Innovate EA Limited trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

The Laws of copyright protect this material. The Owner of the copyright is Innovate EA Limited trading as Innovate Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.