# <u>Innovate</u>

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

### **Estate Agents**



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

### The Malvern

1 Derryfield Court, B68 9SN

Available NOW!

£530,000

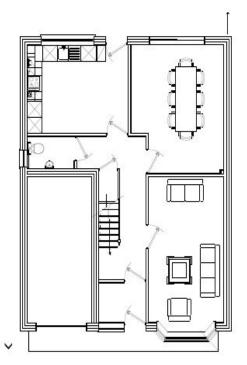


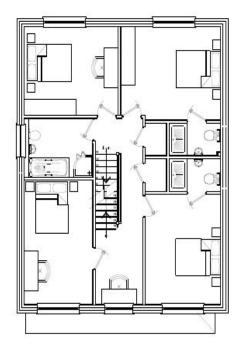
## <u>Innovate</u>

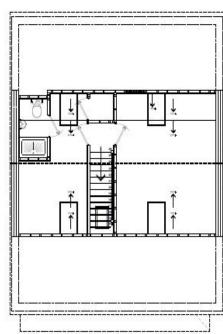
#### Estate Agents

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## 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.

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"

**Ground Floor** 

First Floor		Second Floor	
Bedroom One w/ En-Suite	09'06" X 14'02"	Bedroom Five w/ En-Suite	09'06" X 09'08"
Bedroom Two w/ En-Suite	13'06" X 10'06"	Bedroom Six/Study	13'08" X 11'01"
Bedroom Three	11′01″ X 14′02″	-	
Bedroom Four	10'09" X 12'10"	_	
Bathroom	07′08″ X 09′07″	-	

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.

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