



Plot 160 Malvern View St Andrews Road, Malvern, WR14 3RR

£340,000

Enjoy the best of modern living in this well appointed brand new three-bedroom detached home which benefits from a stylish open-plan kitchen/diner with French doors leading into the garden, separate utility room. The property has a bright front-aspect living room and downstairs WC. Upstairs, bedroom one has an en suite, two further bedrooms and a good-sized family bathroom. There is parking for two cars to the side and a good sized enclosed rear garden. This is completed new build property by Persimmon Homes and is ready to move into.



Plot 160 Malvern View, St Andrews Road, Malvern, WR14 3RR

ENTRANCE

Recess porch, composite front door, opens to:

HALLWAY

Side facing double glazed window, stairs to first floor with under stairs storage, radiator, thermostat controls.

WC

Low level WC, wash basin, radiator, extractor fan.

SITTING ROOM 12'8" x 11'9" (3.88m x 3.59m)

Front facing double glazed window, radiator, television and broadband connection.

KITCHEN DINING ROOM 17'10" x 9'2" (5.44m x 2.80m)

Rear facing window and double doors open to garden, range of contemporary eye and base level units, wood effect worktop, inset one and a half sink and drainer unit, mixer tap, electric oven, gas hob, extractor hood, space for appliances, radiator, wood effect flooring, space for table and chairs.

UTILITY 7'6" x 5'4" (2.31m x 1.65m)

Side facing obscure double glazed windows, base level units, space and plumbing for washing machine, wall mounted combi boiler, radiator, wood effect floor.

FIRST FLOOR LANDING

Side facing double glazed windows, wooden spindle banister, loft access, airing cupboard, doors to:

BEDROOM ONE 13'8" x 10'6" (4.17m x 3.22m)

Front facing double glazed window, radiator, thermostat controls, door to:

EN-SUITE 9'3" x 3'9" (2.83m x 1.16m)

Front facing obscure double glazed windows, double shower cubicle, low level WC, wash basin, radiator, extractor fan.

BEDROOM TWO 9'4" x 9'3" (2.85m x 2.84m)

Rear facing double glazed window, radiator.

BEDROOM THREE 9'3" x 8'1" (2.84m x 2.47m)

Rear facing double glazed window, radiator.

BATHROOM 6'9" x 5'11" (2.08m x 1.82m)

Side facing obscure double glazed window, radiator, bath, low level WC, extractor fan, radiator.



DRIVEWAY

To the side of the property for 2-3 cars in tandem

GARDEN

Enclosed by timber fencing and walling, gated side access. slab pathway with the remainder being left to sloped lawn.

DIRECTIONS

Malvern View is found on St Andrews Road. Leaving Barnards Green on Court Road which becomes St Andrews Road, the entrance to the development is on the left hand side.

VIEWINGS

Please call our Malvern office on 01684 561411 to arrange a viewing appointment.





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

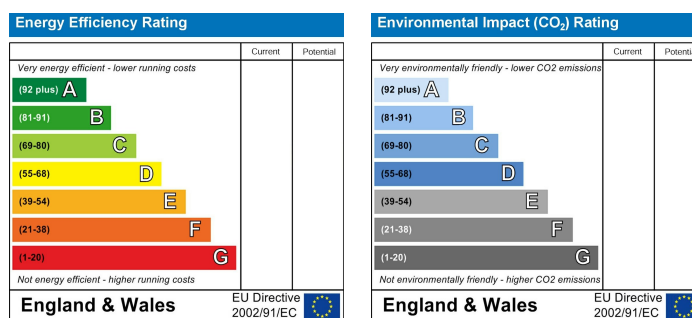
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council at the time of marketing the Council Tax Band is:

ENERGY PERFORMANCE RATINGS: Current: Potential:

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



- Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
 - (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
 - (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
 - (iv) Rents quoted in these particulars may be subject to VAT in addition, and
 - (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester
Upton upon Severn

Droitwich
Pershore

Redditch
Kidderminster

Bromsgrove
Stourport on Severn

Barnt Green
Bewdley

Malvern
Mayfair London