



**121 Swinyard Road, Malvern, WR14 1LL**

**£244,950**

A very well presented and well proportioned two bedroom semi-detached home in a popular location on the Malvern Vale development benefiting from having a two/three car side driveway and is being sold with no onward chain. Situated within the popular Malvern Vale development, this semi-detached home offers accommodation comprising: entrance hall, dining kitchen, living room, downstairs WC, two double bedrooms, bathroom, generous garden and two/three car driveway to the side. The property further benefits from having gas central heating, double glazing and solar panels. We highly recommend an early viewing of this fantastic modern property.



# 121, Swinyard Road, Malvern, WR14 1LL

## ENTRANCE HALL

Composite front door with obscure glass panel, telephone point, stairs lead to the first floor with wooden spindle banister, storage below, door to WC, radiator, door to:

## KITCHEN/DINING ROOM 16'3" x 7'8" (4.96m x 2.35m)

Front facing uPVC window, radiator, wood effect flooring, range of wooden eye and base level units, inset sink and drainer unit, mixer tap, integrated electric oven and gas hob with extractor hood over, tiled splash back, space for fridge freezer and washing machine.

## WC 5'9" x 3'0" (1.77m x 0.92m)

Side facing obscure uPVC window, low level WC, wash basin, radiator.

## SITTING ROOM 14'11" x 9'6" (4.56m x 2.90m)

Rear facing uPVC window and glazed door, opens to the garden, radiator, television point.

## FIRST FLOOR LANDING

Side facing uPVC window, wooden spindle banister, airing cupboard housing hot water tank, loft access, doors to:

## BEDROOM ONE 14'11" x 8'2" (4.56m x 2.50m)

Rear facing uPVC window, radiator, television point.

## BEDROOM TWO 11'5" x 9'9" (3.50m x 2.98m)

Two front facing uPVC windows, two radiators, built in storage cupboard housing gas boiler, storage shelving.

## BATHROOM 7'6" x 5'5" (2.31m x 1.67m)

Panel bath with shower attachment over, glass splash screen, low level WC, wash basin, radiator, wood effect floor.

## OUTSIDE

Outside Front - To the front of the property there is a small fore garden with shrub planting and a few steps down to the front door, with a two/three car driveway to the side of the house.

Outside Rear - To the rear of the property there is a flat rear garden which has a patio area with the remainder being laid to lawn with timber fencing. The plot includes the section beyond the right hand fence which has trees and mature shrub planting, with gated access. Pathway leading down the side of the house with gated access to the front. Large storage shed, outside tap and external electrical point.

## DIRECTIONS

From Great Malvern onto the Worcester Road, at the traffic lights turn left onto Newtown Road and follow it round to the right. after approximately half a mile, turn



left onto Sayers Avenue then right onto Swinyard Road where the property can be found on your left, opposite the new Malver Vale Primary School. For more details or to book a viewing, please call our Malvern office on 01684 561411.





**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 gas, 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.

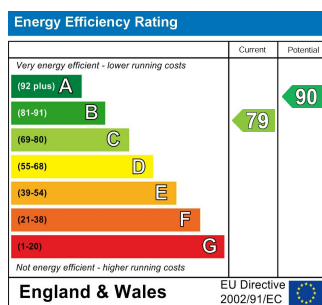
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

**ENERGY PERFORMANCE RATINGS:** Current: C79 Potential: B90

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

### EPC

### Material Information Report



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