



**114 Pickersleigh Grove, Malvern, WR14 2FJ**

**£122,500**

A very well presented semi-detached property, representing 50% share of the ownership. The property enjoys an open aspect at the front overlooking estate green space and a view of the Malvern Hills. The immaculate accommodation comprises; entrance hallway, sitting room, breakfast kitchen, two double bedrooms and a bathroom, off road parking, enclosed rear garden, double glazing and central heating, as well as fibre broadband connected. The property is leasehold. You are able to staircase to 100% of the property, at which point the freehold is transferred to you. There are criteria to qualify for acceptance of your offer from Platform Housing Group. Details of which are available on request. Early viewing is highly recommended. NO ONWARD CHAIN.





# 114, Pickersleigh Grove, Malvern, WR14 2FJ

## **ENTRANCE HALL 15'6" x 6'6" (4.74m x 2.00m)**

Composite front door, stairs to first floor, under stairs storage cupboard that has space for a washing machine, wood effect floor, door to:

## **KITCHEN 14'1" x 7'1" (4.30m x 2.18m)**

Front facing uPVC window, range of modern eye and base level units, wood effect worktops, integrated gas hob, electric oven, extractor hood over, sink and drainer unit, space for fridge freezer, space for washing machine / dishwasher, wall mounted Ideal combi boiler, breakfast bar, radiator, wood effect floor, spot lights, television point.

## **WC**

Low level WC, wash basin with storage below, extractor fan, tiled floor.

## **SITTING ROOM 9'2" x 14'1" (2.80m x 4.31m)**

Rear facing uPVC French doors open to garden, continued wood effect floor, television point, radiator, panel effect to the wall.

## **FIRST FLOOR LANDING 6'8" x 6'7" (2.05m x 2.01m)**

Wooden spindle banister, loft access with loft ladder, loft space is partially boarded.

## **BEDROOM ONE 8'0" x 14'3" (2.45m x 4.35m)**

Rear facing uPVC window, radiator, triple wardrobes, television point, two wall light points.

## **BEDROOM TWO 14'1" x 8'2" (4.31m x 2.51m)**

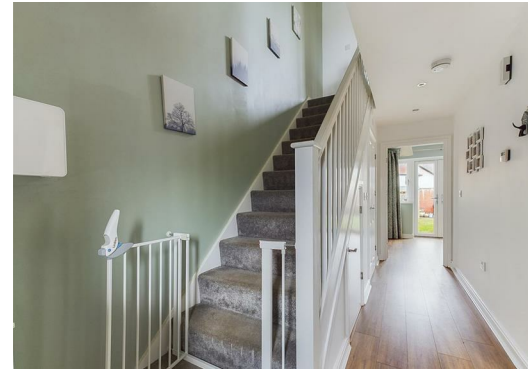
Two front facing uPVC windows, radiator, television point, storage/airing cupboard with radiator inside.

## **BATHROOM 6'5" x 5'5" (1.97m x 1.66m)**

Side facing obscure uPVC window, panel bath with mixer shower attachment over, low level WC, wash basin, extractor fan, spot lighting, wood effect floor.

## **REAR GARDEN**

Enclosed by timber panel fence and brick wall, gated side access to the front of the property, slab patio and path, timber garden shed.



## DIRECTIONS

From the office proceed along Worcester Road in the direction of Malvern Link. Continue along Worcester Road through the traffic lights and past the common on the right and into Malvern Link. Follow the road and at the traffic lights turn right onto Pickersleigh Avenue continue along Pickersleigh Avenue and turn right signposted Grove School into Pickersleigh Grove. Follow to the end of the road, passing the primary school and into the newer development. No 114 is on the right hand side indicated by our For Sale board. For more details or to book a viewing please call our Malvern office on 01684 561411.

## LEASE AND OWNERSHIP DETAILS

Price represents 50% ownership. The rent for the other 50% is paid to Platform Housing Group at £281.49 PCM. 100% purchase is available at £245,000 at which point the property freehold is transferred to the the owner. There is an annual service charge of £22.97 PCM which includes buildings insurance and grounds maintenance of the estate. There are local resident buying criteria that the prospective buyer must qualify with, available on request.





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

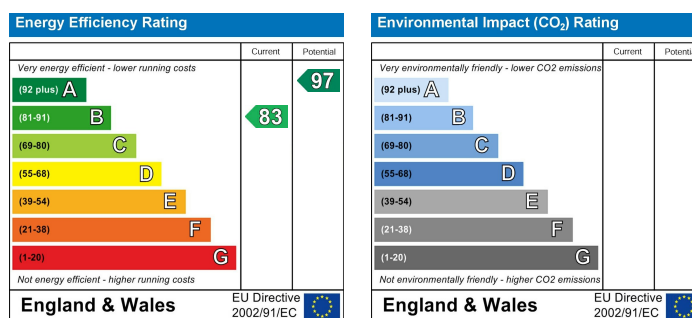
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price.

**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 (01684 862151); at the time of marketing the Council Tax Band is: B

**ENERGY PERFORMANCE RATINGS:** Current: B83 Potential: A97

**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