



6 Springfield Glade, Malvern, WR14 1LN

£265,000

A semi-detached family home in a cul-de-sac location close to local shops, and primary and secondary schools. The property offers accommodation comprising: -entrance hall, cloakroom, sitting room with open plan staircase, dining kitchen with built in oven and hob and dishwasher, conservatory, three bedrooms, and a shower room. Benefiting from 2-3 parking spaces at the rear of the property plus an additional space at the front. The garden is laid for low maintenance and has two garden sheds and a greenhouse.



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ENTRANCE

uPVC double glazed door opens to:

HALL 0.99m x 0.94m

With radiator and doors to:

CLOAKROOM

Front aspect opaque double glazed window, WC, radiator, wash basin.

LIVING ROOM 14'0" x 14'6" (4.27m x 4.43m)

Front aspect double glazed window, radiator under, brick fire surround with timber mantle and living flame gas fire, wood floor, stairs to first floor. Door to:

DINING KITCHEN 14'6" x 9'9" (4.42m x 2.98m)

Two rear aspect double glazed windows, radiator, slate floor. Fitted kitchen units to eye and base level with wood effect work surface and including soft close drawers and cupboards. With NEFF electric hob and filter hood over, one and a half stainless steel sink unit with mixer tap, plumbing for washing machine, built in dishwasher, built in Zanussi oven, space for fridge freezer, radiator. Door to under stairs cupboard with power. Opaque double glazed door to :-

CONSERVATORY 10'0" x 7'4" (3.07m x 2.25m)

Double glazed with French doors to garden, polycarbonate roof, wood effect floor.

FIRST FLOOR LANDING

Side aspect opaque double glazed window, hatch to loft space, door to airing cupboard with Ideal gas central heating boiler with shelving. Doors to:

BEDROOM ONE 12'7" x 7'11" (3.86m x 2.42m)

Front aspect double glazed window, radiator, built in wardrobe to one wall with hanging and shelving.

BEDROOM TWO 8 x 9 (2.44m x 2.74m)

Rear aspect double glazed window, radiator, laminate floor.

BEDROOM THREE 8'10" x 6'3" (2.70m x 1.92m)

Front aspect double glazed window, radiator, door to built in cupboard over stairs, laminate flooring.

SHOWER ROOM 6'4" x 5'4" (1.94m x 1.64m)

Rear aspect opaque double glazed window, tiled shower enclosure with thermostatic shower and extractor fan, wash basin with cupboard under, wc, heated towel rail.



OUTSIDE

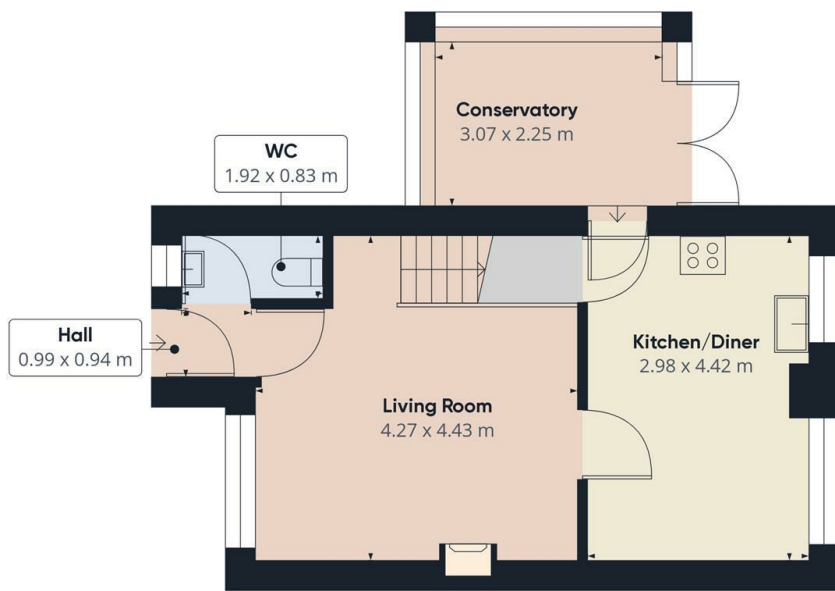
To the front is an open plan garden with a parking space plus a drive at the side with parking for three cars. Gate from the drive into the garden.

The rear garden is mainly hard landscaped for ease of maintenance with patio adjacent to the house with outside tap. Steps up to small lawned area with a large shed, a small shed and greenhouse at the sides.

DIRECTIONS

From the office proceed along the Worcester Road to the traffic lights. Turn left and follow the road to the right going past the shops. Continue along onto Leigh Sinton Road and turn right by Dyson Perrins School into Yates Hay Road. First left into Springfield Glade where the house can be found on the left.





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

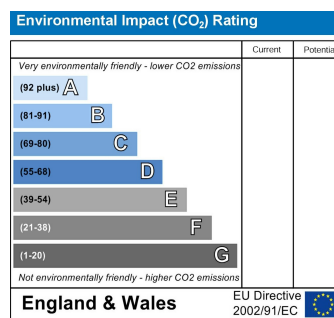
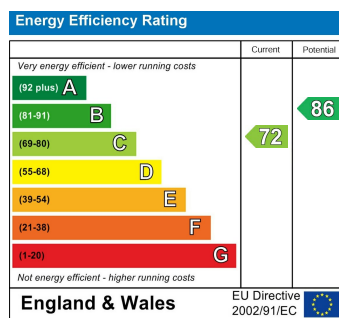
Services: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

Outgoings: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

Energy Performance Rating: Current: C71 Potential: B86

Transport Links: Malvern Link Railway Station: 0.7 mile; Worcester 7.8 miles (approximate mileages)

Schools Information: Local Education Authority: Worcestershire LA: 01905 822700



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