



12 Cornfield Close, Welland, WR13 6RS

£375,000

An immaculately presented and substantially extended semi detached modern home with south facing garden in a village cul-de-sac location. The accommodation comprises: entrance hall, extended 8m x 3.8m sitting room with bi-fold doors to the south facing garden, separate dining room with doors to the garden, fitted kitchen, two double bedrooms, bathroom. Further benefits include; double glazing, central heating via an air source heat pump, block paved driveway for four cars, and a private landscaped southerly rear garden. For sale with no onward chain.



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CANOPY PORCH

Outside courtesy light, obscure glass double glazed door to:

ENTRANCE HALL

Ceiling light point, side aspect window, radiator, stairs to first floor with under stairs storage cupboard, Karndean lime washed oak plank flooring, doors to:

CLOAKROOM

Ceiling light point, extractor, white suite comprising: floating wash hand basin with storage below and lit mirror over, hidden cistern WC, radiator, continued Karndean flooring.

DINING ROOM 14'10" x 11'4" (4.54m x 3.46m)

Rear aspect double glazed double French doors to landscaped rear garden patio, and double glazed windows to either side, ceiling light point, radiator, continued Karndean flooring, double doors to:

SITTING ROOM 26'3" x 12'5" (8.01m x 3.81m)

Triple aspect with front and rear facing double glazed windows and double glazed bi-fold doors to rear garden patio with space for outside dining and entertaining, two ceiling light points, three radiators, power and aerial points for wall mounted television.

KITCHEN 11'8" x 7'4" (3.57m x 2.26m)

Front aspect double glazed window, recessed ceiling down lighters, wall mounted high gloss cream units under a wood block effect work surface, stainless steel one and a half bowl sink unit, integral electric hob with stainless steel and glass extractor over and stainless steel oven below, integral fridge, integral freezer, integral washer dryer, continued Karndean flooring.

LANDING

Ceiling light point, smoke alarm, access to roof space, radiator, doors to:

BEDROOM ONE 14'10" max ??? x 10'1" (4.53m max ??? x 3.08m)

Twin front aspect double glazed window, ceiling light point, radiator, Hammonds fitted fill height wardrobe with hanging rail and shelving, built in storage cupboard.

BEDROOM TWO 14'10" x 9'3" (4.54m x 2.82m)

Rear aspect double glazed window, ceiling light point, radiator.

BATHROOM 7'3" x 6'11" (2.22m x 2.11m)

Recessed ceiling down lighters, extractor, white suite comprising: panel bath with shower over and screen to side, pedestal wash hand basin with lit mirror and shaver socket over, hidden cistern WC, radiator.



FRONT GARDEN

Mainly laid to lawn with flower and shrub beds to the side, block paved drive with parking for four cars, wide paved path to side leads to rear garden.

REAR GARDEN

Private southerly part walled landscaped rear garden, initial wide patio accessed from the dining room and the sitting room with space for tables and chairs for outside entertaining, step up to garden, lawn with flower and shrub beds, timber garden shed, side pedestrian access.

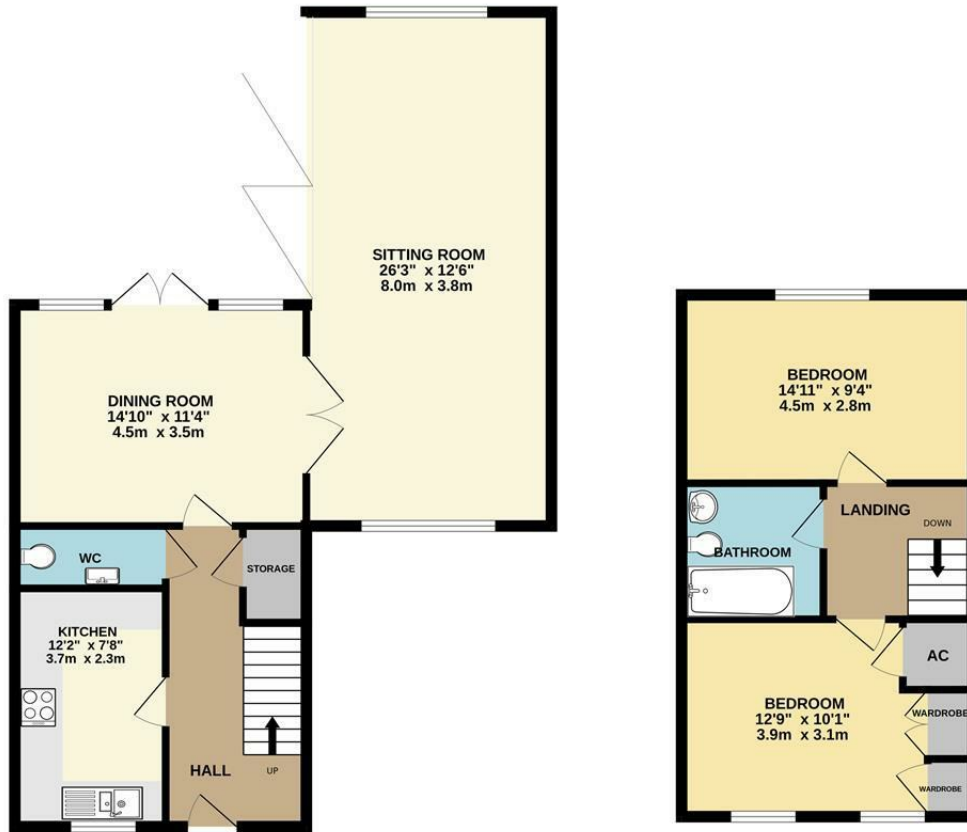
DIRECTIONS

From the Allan Morris office in Great Malvern bear right across Belle Vue Terrace and on to the Wells Road. Follow the road out of town in the direction of Ledbury for approximately 1.5 miles. Take the left hand turn after the Wells Primary school into Upper Welland Road. Follow the road down the hill, going through Upper Welland to a T-junction. Turn left and proceed straight on to the village of Welland. Continue to the centre of the village taking the last turning on the left before the crossroads into Cornfield Close. Follow the road around and the property can be found towards the end of the cul de sac on the left hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries on the property please call us on 01684 561411 or email malvern@allan-morris.co.uk.



GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



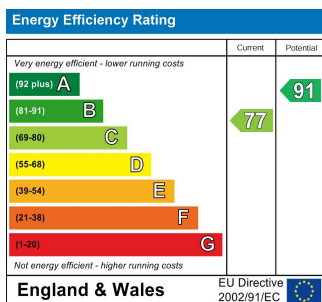
TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

EPC

Material Information Report



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

ENERGY PERFORMANCE RATINGS: Current: C77 Potential: B91

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

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