



34 Kiln Lane, Malvern, WR13 5HH

Price Guide £425,000

A very well maintained, four bedroomed detached house in this popular village location. Presented in very good condition, this home offers space and character and has the benefit of a private garden which has been well stocked over the years. In brief, the accommodation comprises: Porch, hallway, dining room, guest WC, breakfast kitchen, utility room, living room, conservatory, main bedroom with en suite shower room, three further bedrooms and newly re-fitted family bathroom. The garden offers a private space to enjoy the well planted area and also there is a generous frontage with parking for several vehicles and the garage. In a 'NO CHAIN SALE' situation, we recommend early viewing to avoid disappointment. For further information or to arrange a viewing, please telephone us on 01684 561411.



34, Kiln Lane, Leigh Sinton, Malvern, WR13 5HH

Approached over the driveway to the storm porch with lght, fuse board and solid front door opening to:

HALLWAY

Stairs to the first floor, radiator, power points, under stairs storage.

DINING ROOM

Front facing double glazed window, coving, radiator, power points.

GUEST WC

Radiator, close coupled WC, wall mounted hand basin, coving, radiator, high level autumn leaf glass internal window.

BREAKFAST KITCHEN

Rear facing double glazed windows, radiator, seating area, matching range of wall and base units, stainless steel one and a half bowl sink unit, built-in gas hob and electric fan oven, extractor hood over, Bosch dishwasher, power points and doorway to:

UTILITY ROOM

Obscure double glazed rear door, stainless steel sink unit with cupboards under and space for washing machine or tumble dryer, radiator, high level autumn leaf internal window.

FIRST FLOOR LANDING

Access to loft, power points, double glazed window, built-in storage cupboard.

BEDROOM FOUR

Double glazed window overlooking rear garden, power points, radiator, coving.

BEDROOM ONE

Rear facing double glazed window, radiator, power points, telephone point, aerial and television point, built-in wardrobes, door to:

ENSUITE SHOWER ROOM

Obscure double glazed window, pedestal hand basin, close coupled WC, glazed shower cubicle, radiator, shower light and point, extractor unit.

BEDROOM TWO

Front facing double glazed window, radiator, power points, built-in wardrobe.

BEDROOM FOUR

Front facing double glazed window, radiator, power points, coving.

BATHROOM

Newly re-fitted with white suite comprising: panelled double end bath with mixer tap and shower attachment, close coupled WC, hand basin built into vanity units with cupboard under, contemporary tiling and radiator.



LIVING ROOM

Front facing double glazed windows, electric coal effect fire on marble style hearth, gas point, power points, television point, French doors through to:

CONSERVATORY

Fully double glazed with two radiators, double opening French doors, ceramic tiled floor, light, fan.

EXTERNAL

The back garden is fully enclosed and of a good size which has been well planted over the years. a paved patio area leads to the body of the garden which is mainly laid to lawn with borders planted with a variety of shrubs and trees, tap and wooden shed.

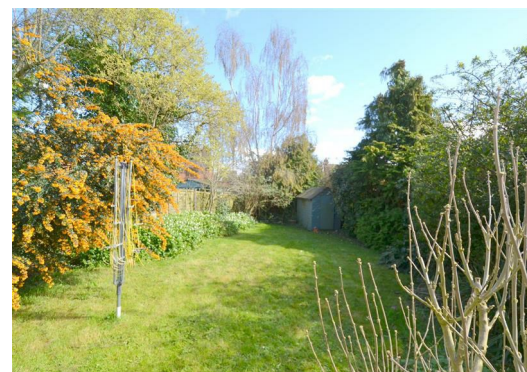
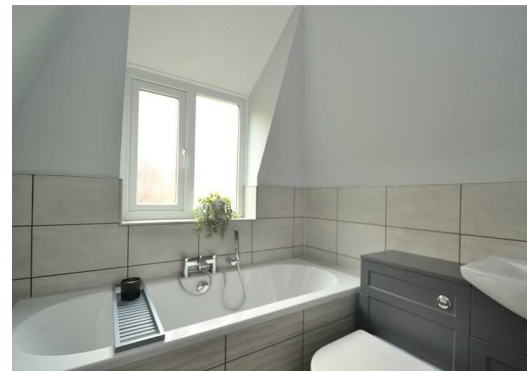
The generous frontage has a lawned area with established trees and shrubs and a wooden gate leading to the rear. The driveway offers parking for several vehicles and leads to the :

GARAGE

Up and over door, obscure glazed door to the rear, wall mounted worcester Bosch gas boiler, power and lighting.

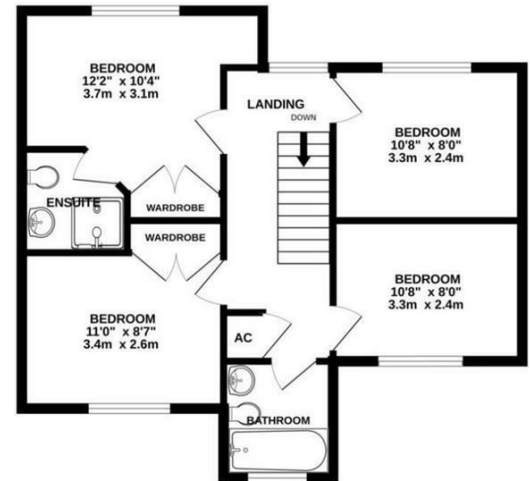
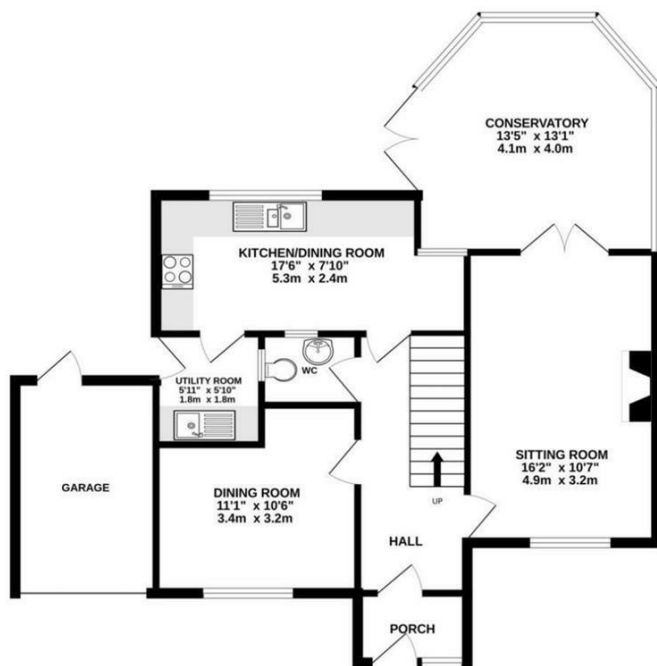
DIRECTIONS

From the Allan Morris office proceed in a Northerly direction towards Malvern Link taking a left hand turning into Newtown Road at the traffic lights, continue along into Leigh Sinton Road until reaching the junction at the A4103, turn left towards Hereford followed by the next left hand turning into Kiln Lane, Bearing left and then right, The property can be found on the right hand side, indicated by the for sale sign. For more details or to book a viewing, please call our Malvern office on 01684 561411.



GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



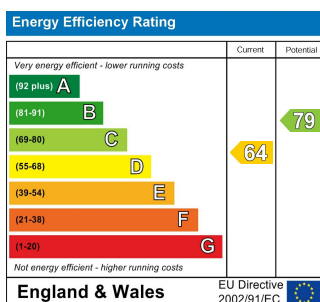
TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.

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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Material Information Report



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 curtains, may be available by separate arrangement. Carpets are included.

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 01432 260000; at the time of marketing the Council Tax Band is: F

ENERGY PERFORMANCE RATINGS: Current: Potential:

SCHOOLS INFORMATION: Local Education Authority:

Worcestershire: 01905 765765

- (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;
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