



**27 Springfield Glade, Malvern, WR14 1LN**

**Guide Price £200,000**

An end of terrace house in a cul-de-sac location close to local shops, and primary and secondary schools. The property offers accommodation comprising:- entrance hall, sitting room with fireplace, dining kitchen, , three bedrooms, and bathroom, with some updating required. Benefitting from 2-3 parking spaces at the side of the property with an enclosed and level rear garden essentially laid to lawn. We recommend internal viewing to appreciate the potential of this home on offer.  
**NO CHAIN SALE**





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### ENTRANCE

Approached over tarmac driveway to storm porch and front door opening into

### HALL

Radiator, fuse box and stairs to first floor.

### LIVING ROOM 13'1" x 10'8" (4.0m x 3.26m)

Front facing bay window with views to the Hills with deep window sill, radiator, feature fireplace, power points, television point, telephone, close to:

### BREAKFAST KITCHEN 13'11" x 7'6" (4.26m x 2.3m)

Rear facing windows, matching range of wall and base units, stainless steel sink unit electric oven with cooker hood over, Samsung fridge/ freezer, power points, radiator, space for dining table, door to understairs cupboard, semi glazed door and glazed side panel onto garden.

### FIRST FLOOR LANDING

With access to loft space, cupboard housing central heating boiler - needs repair/replacement, just under £700 to repair.

### BATHROOM 6'7" x 5'6" (2.03m x 1.69m)

Panelled bath with shower over, shower curtain and rail, pedestal hand basin, close coupled WC, radiator, obscure glass window, mirror fronted medicine chest and shower point.

### BEDROOM ONE 14'0" (max) x 9'9" (4.29m (max) x 2.99m)

Two front facing windows with views up to the Malvern Hills, radiator, power points, television point, door to cupboard over the stairwell.

### BEDROOM TWO 11'3" max x 6'10" (3.45m max x 2.1m)

Rear facing window, radiator, power points.

### EXTERNALLY

The rear garden is fully enclosed and level, being essentially laid to lawn with a flag stoned patio and high level pedestrian gate to the front.

### DIRECTIONS

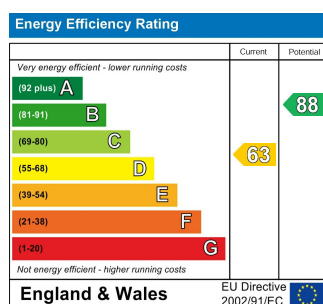
From the office proceed along the Worcester Road to the traffic lights. Turn left and follow the road to the right going past the shops. Continue along onto Leigh Sinton Road and turn right by Dyson Perrins School into Yates Hay Road. First left into Springfield Glade where the house can be found at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





## 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 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 Rating: Current: D63 Potential: B88

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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