



## 5 Pale Manor Close, Malvern, WR14 1SZ

**£270,000**

A semi-detached property located within a cul de sac and also offered for sale as a 30% shared ownership at £81,000. The accommodation comprises:- entrance hall, cloakroom, dining kitchen, lounge with door to garden, three bedrooms and a bathroom. Outside the garden is designed for low maintenance and has a shed and gate to the parking for two vehicles at the side of the property. Benefitting from gas central heating and double glazing.





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### HALL

Stairs to the first floor, understairs storage area, radiator, central heating control panel. Doors to:

### CLOAKROOM

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

### DINING KITCHEN

Side aspect double glazed window, door to boiler cupboard with Ideal gas central heating boiler. Fitted cupboards to eye and base level, single drainer sink unit with mixer tap, four ring gas hob, electric oven under, plumbing for dishwasher, space for washing machine, space for family size fridge freezer, double radiator.

### LOUNGE

Rear aspect and side aspect double glazed windows, opaque glazed door to garden, fireplace with living flame electric gas fire, double radiator.

### FIRST FLOOR LANDING

With front aspect double glazed window, hatch to loft space.

### BEDROOM ONE

Rear aspect double glazed window with view of the hills, radiator.

### BEDROOM TWO

Side aspect double glazed window, radiator.

### BEDROOM THREE

Front aspect and side aspect double glazed windows, radiator, built-in cupboard.

### BATHROOM

Rear aspect double glazed window, bath with thermostatic shower over, wash basin, WC, radiator, extractor fan.

### OUTSIDE

Low maintenance garden and paths, walled and fenced, gate to front, outside tap, metal shed, space for garden structure.

### ADDITIONAL INFORMATION

A monthly cost of £56.89 is paid to Platform Housing Association for the maintenance of the green spaces areas within the estate.

### DIRECTIONS

From the office of Allan Morris proceed along Worcester Road and turn left at the traffic lights onto Newtown Road. Follow the road round to the right and proceed along. Go past the Ascension Church on the right and the road becomes Leigh Sinton Road. Take the next left into Sayers Avenue and right into Swinyard Road. Follow the road along, go past the turning to Sainsburys local store and follow the road around until you reach the crossroad then turn left



and continue up the road and take the first right into Pale Manor Close. Number 5 can be found on the left hand side. For more details or to book a viewing, please call our Malvern Office on 01684 561411.







**TENURE:** We understand the property to be freehold at 100% and leasehold at 30% 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 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.

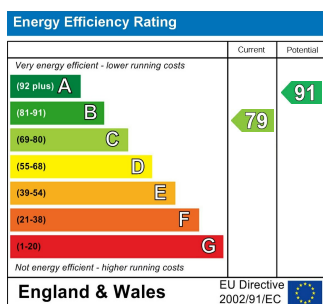
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current: C79 Potential: B91

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

## EPC

## Material Information Report



- (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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