



32 Springfield Glade, Malvern, WR14 1LN

£345,000

A well presented modern style detached property, ideally and centrally located in Malvern, close to shops, schools and transport links. Comprising; entrance hallway, sitting room, dining room, re-fitted kitchen, conservatory, downstairs cloakroom, first floor landing, three bedrooms and bathroom. The property further benefits from low maintenance front and rear gardens, Converted garage creates a utility room and a home office, as well as a generous driveway, double glazing and central heating. Situated in a cul-de-sac location, we highly recommend a viewing to appreciate the accommodation and position on offer.



ENTRANCE HALL

Front door with decorative glass inset, stairs to the first floor, radiator, wood effect flooring, door to:

WC

Double glazed obscure uPVC windows, low level WC, wash basin, radiator.

SITTING ROOM 12'8" x 13'11" (3.87m x 4.26m)

Front facing uPVC double glazed window, fireplace with inset living flame gas fire, wood effect floor, radiator, open plan to:

DINING ROOM 7'10" x 10'2" (2.41m x 3.10m)

Rear facing sliding patio doors open to conservatory, wood effect flooring continues, radiator, door to:

KITCHEN 8'1" x 10'1" (2.47m x 3.08m)

Rear facing uPVC window. Re-fitted kitchen with a range of eye and base level units, worktops with inset stainless steel sink with mixer tap, integrated Bosch electric double oven, extractor hob with extractor hood over, uPVC side door to driveway, heated towel rail, integrated fridge, integrated dishwasher and microwave, large understairs larder cupboard.

CONSERVATORY 8'4" x 9'1" (2.55m x 2.79m)

uPVC construction, tiled floor, double doors open to the garden.

UTILITY ROOM 8'2" x 8'9" (2.50m x 2.67m)

Converted garage has created utility room and home office. Utility room accessed via door from rear garden, with a range of eye and base level units, space and plumbing for washing machine and other appliances, ceiling mounted extractor fan, tiled floor, internal door to front section.

OFFICE 8'3" x 7'4" (2.52m x 2.24m)

Front facing uPVC window, range of fitted office furniture.

FIRST FLOOR - LANDING

Side facing window, wooden spindle banister, loft hatch, airing cupboard housing 'Worcester' combi-boiler.

BEDROOM ONE 8'10" x 12'10" (2.70m x 3.93m)

Front facing uPVC double glazed window, radiator, range of fitted bedroom, storage furniture and wardrobes, with rails and shelving, radiator and television point.

BEDROOM TWO 8'11" x 9'3" (2.72m x 2.84m)

Rear facing uPVC window, range of fitted bedroom furniture and dressing table, television point, radiator.

BEDROOM THREE 6'11" x 9'1" (2.13m x 2.77m)

Front facing uPVC window, built-in furniture, wardrobe and desk, radiator.



BATHROOM 7'0" x 6'1" (2.15m x 1.87m)

Rear facing obscure uPVC window, double shower cubicle, mixer shower over, low level WC, wash basin with fitted storage around, 110/240v Shaver point, heated towel rail, extractor fan, spot lighting.

OUTSIDE FRONTAGE

Block paved doorway to the side gives off road parking for two to three cars, electric car charger, low maintenance and evergreen planting to the front and side, gated side access.

REAR GARDEN

Enclosed by fencing, low maintenance rear garden laid to stone chippings, shrub planting, timber garden shed, outside tap and light, double electrical socket, gated side access.

DIRECTIONS

From Great Malvern 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 right hand side. For more details, please contact our Malvern Office on 01684 561411,

what3words

///premiums.ages.breakaway

ASKING PRICE

£345,000





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

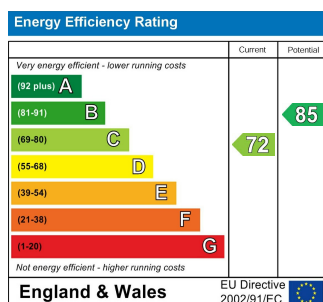


Services: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

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

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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