



44 Wheelbarrow Way, Malvern, WR14 1YL

£290,000

A modern, semi detached three bedroom home with parking and southerly rear gardens for sale with no onward chain. The accommodation comprises: canopy porch, entrance hall, cloakroom, sitting room, kitchen diner, main bedroom with en-suite, two further bedrooms. Further benefits include: gas central heating, double glazing, solar panels, NHBC warranty, driveway parking for two cars, enclosed southerly rear garden. No onward chain.



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CANOPY PORCH

Outside courtesy light, obscure glass double glazed door to:

ENTRANCE HALL

Ceiling light point, radiator, wood plank effect flooring, doors to:

CLOAKROOM

Ceiling light point, extractor, wash hand basin, hidden cistern, push flush WC, radiator, part tiled walls, tiled floor.

SITTING ROOM 13'6" + recess x 12'0" (4.14m + recess x 3.68m)

Front aspect double glazed window, views over gardens and park opposite, ceiling light point, two radiators, stairs to first floor with understairs cupboard, continued wood plank floor, door to:

KITCHEN DINER 15'7" x 11'1" max (4.77m x 3.40m max)

Rear aspect double glazed double doors to rear garden with matching full height windows to each side, dining area with ceiling light point, radiator, space for table and chairs. Kitchen area: recessed ceiling downlighters, fitted kitchen comprising: range of floor and wall mounted grey stone effect units under a stone effect work top with tiled surround, one and a half bowl stainless steel sink unit, tall fridge freezer, space for further appliances, continued wood plank flooring.

LANDING

Ceiling light point, access to roof space, doors to:

BEDROOM ONE 10'9" x 7'11" + wardrobe + recess (3.28m x 2.42m + wardrobe + recess)

Rear aspect double glazed window with blind, ceiling light point, built-in over stairs wardrobe, radiator, door to:

ENSUITE 7'10" x 4'7" (2.40m x 1.41m)

Side facing obscure glass double glazed window, recessed ceiling downlighter, extractor, white suite comprising: large walk-in shower, pedestal wash hand basin, hidden cistern, push flush WC, part tiled walls, tiled floor.

BEDROOM TWO 10'2" x 8'2" (3.10m x 2.51m)

Front aspect double glazed window with views over communal garden and park, ceiling light point, radiator.

BEDROOM THREE 7'1" x 6'7" (2.17m x 2.03m)

Front aspect double glazed window with views over communal gardens and park, ceiling light point, radiator.

BATHROOM 8'3" x 6'4" (2.52m x 1.95m)

Side aspect obscure glass double glazed window, recessed ceiling downlighters, extractor, white suite comprising: panel bath with shower over, pedestal wash hand basin, hidden cistern push flush WC, part tiled walls, tiled floor, radiator.



GARDENS

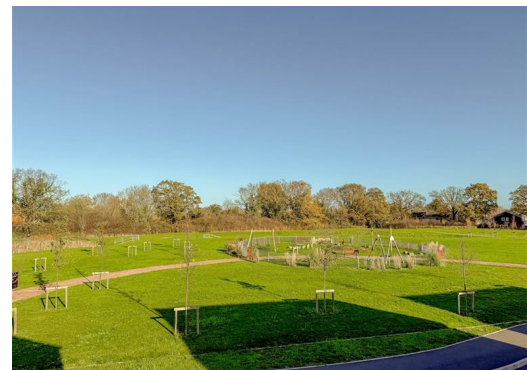
Front Garden - Low maintenance front garden mostly laid to stone chip. Pave path to front door, driveway for two cars to the side, pedestrian gate into rear garden.

Rear Garden - Southerly rear garden with good sized L shaped south and west facing patio with plenty of space for table and chairs and outside entertaining. The remainder is laid to a level lawn. Timber garden shed to the rear, wood store to the side.

DIRECTIONS

From the office proceed to Link Top and then down the hill to Malvern Link. At the traffic lights on the crossroads, turn left into Richmond Road. At the end turn right into Church Road. At the end turn left into Lower Howsell Road. The Rosehips development can be found on your right. Turn into Wheelbarrow Way and proceed along the road and No 44 is on the right hand side opposite the park as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please contact us on 01684 561411 or email malvern@allan-morris.co.uk

what3words: lamplight.zoom.gushes





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 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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	95	97
EU Directive 2002/91/EC		

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