

for sale

£335,000



Poolbrook Road Malvern WR14 3NL

Situated within walking distance to Barnards Green, this semi- detached three bedroom family home is ideal for those looking to be within close proximity to excellent schooling, including The Chase Secondary School, and a range of local amenities.

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Entrance Door

Leading directly into:

Entrance Hall

A carpeted hall with a pendant ceiling light, stairs to the first floor and a door leading into sitting room.

Sitting Room

11' 11" x 13' 8" (3.63m x 4.17m)

Laminate flooring, electric fire place, brick tiled chimney, pendant ceiling light, double glazed window to front aspect, double panelled radiator, under-stairs storage, door leading to kitchen/diner.

Kitchen/Diner

12' 9" x 9' 5" (3.89m x 2.87m)

Laminate flooring, double glazed windows to rear aspect, strip lighting, double panelled radiator, range of ground level units, part tiled, wash hand basin, space for washing machine and dryer, this leads into coat room,

Coat Room

an area for coats and boots leading into the utility room.

Utility Room

14' 6" x 6' 4" (4.42m x 1.93m)

range of ground level units, strip light, double panelled radiator, single glass window

Wc

Low flush WC, wash hand basin, pendant ceiling light, double glazed window to rear aspect

Upstairs:

Landing

Carpet, pendant ceiling light, carpeted

Bedroom One

10' 11" x 9' 9" (3.33m x 2.97m)

Carpeted, pendant ceiling light, double panelled radiator, double glazed windows to rear aspect, loft access.

Bedroom Two



Irregular Shaped Room 9' 7" max x 8' 10" max (2.92m max x 2.69m)

Carpeted, double glazed windows to front aspect, double panelled radiator, pendant ceiling light.

Bedroom Three

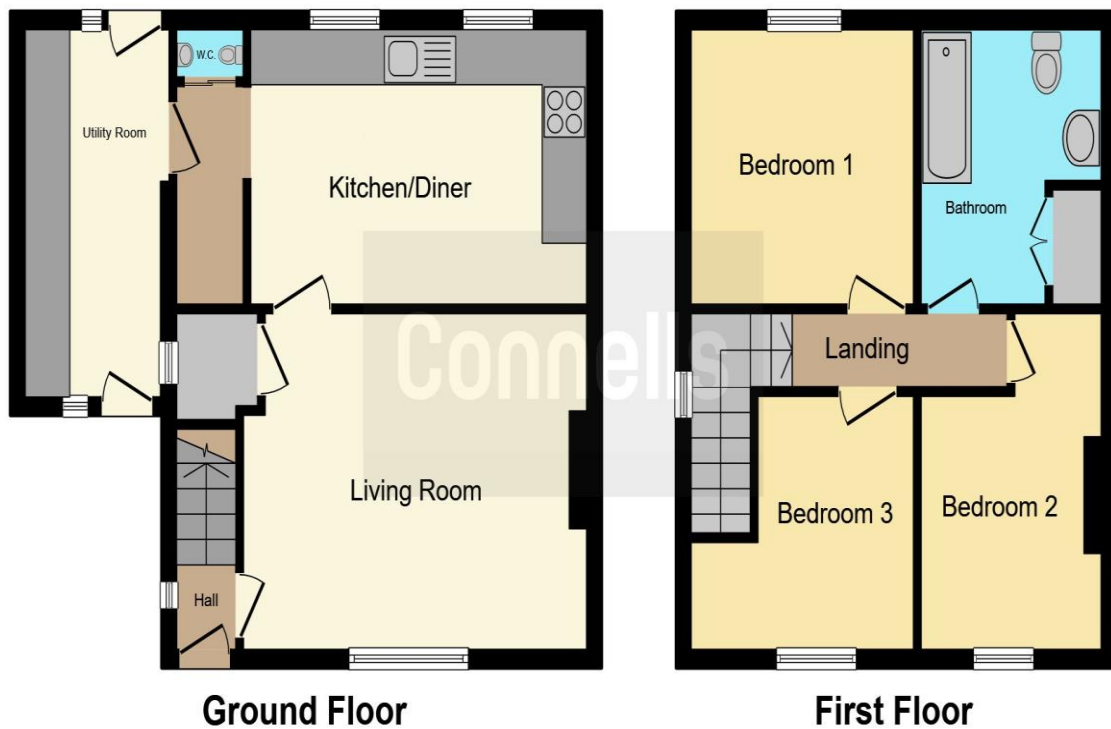
Irregular Shaped Room 12' x 8' 3" (3.66m x 2.51m)

carpeted, double panelled radiator, double glazed windows to front aspect, pendant ceiling light.

Bathroom

A part tiled bathroom comprising of a panelled bath, low flush WC airing cupboard, standing wash hand basin, double panelled radiator,





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: MAL307799 - 0011

Tenure: Freehold

EPC Rating: D

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