



6 Wedderburn Road
WR14 2DG
Asking Price £325,000

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6 Wedderburn Road, Malvern, WR14 2DG

A beautifully presented 3 bed semi detached family home in a popular road in Malvern. This house has been updated with new flooring, windows and bathroom by the present vendors. The garden is well landscaped and surprisingly long and versatile. Located not far from the eclectic mix of shops and amenities of Barnards Green and Great Malvern station giving easy access to Worcester, Birmingham and London. Briefly comprising 3 bedrooms, bathroom, living room, playroom, kitchen and enclosed gardens. The property also boasts full double glazing and gas central heating. EPC-D D

ENTRANCE

Entrance from porch through part glazed modern composite door into hall:

HALL

Door to living room and stairs rising to the first floor. radiator, stripped wood floor.

LOUNGE

3.8m (12'6") x 3.2m (10'6")

Open plan lounge/dining room. Bay of UPVC double glazed sash windows to the front aspect with feature fireplace. Stripped wood floor and radiator.

DINING ROOM

3.4m (11'2") x 3m (9'10")

UPVC double glazed sash window to rear aspect. Feature fireplace. Radiator and door to playroom.

PLAYROOM

2.7m (8'10") x 2.7m (8'10")

UPVC double glazed windows to the side aspect, door to kitchen. Stripped wood floor. Radiator.

KITCHEN

3.8m (12'6") x 2.5m (8'2")

UPVC double glazed window to the rear aspect and UPVC double glazed door to the rear garden. Range of wall and base units with integral oven, dishwasher and fridge freezer. Space for washing machine. roll top work surface with 1 1/2 stainless steel sink and drainer and 5 ring gas hob with stainless steel extractor hood over. Under unit lighting and tiled splash back. Radiator.

FIRST FLOOR LANDING

Doors to bathroom, Beds 1& 2 with stairs rising to second floor.

BEDROOM 1

4.2m (13'9") x 3m (9'10")

UPVC double glazed sash windows to the front aspect with views of the Malvern hills. Cast iron feature fireplace. Radiator.

BEDROOM 2

3m (9'10") x 2.6m (8'6")

UPVC double glazed sash window to the rear aspect overlooking the garden. Radiator.

BATHROOM/WETROOM

UPVC part obscure double glazed sash window to the rear aspect. Set up as a wet room with a walk in shower with floor drain, roll top central feed bath, low level WC and pedestal

hand wash basin. Tiled splash back and flooring. Radiator and doors to an airing cupboard housing gas boiler.

SECOND FLOOR

Door to bedroom 3 , eaves storage and UPVC picture window.

BEDROOM 3

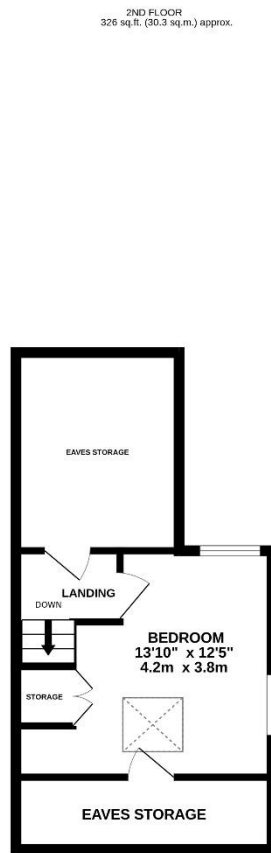
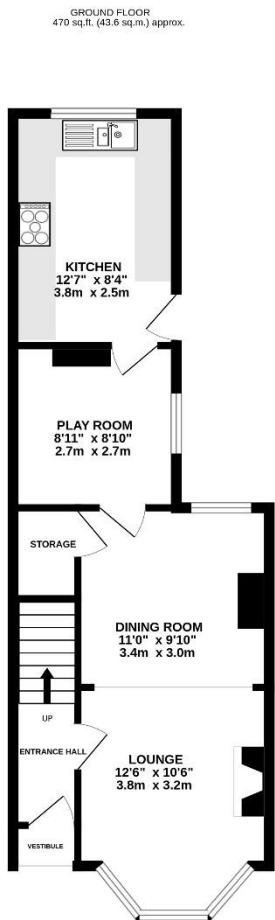
4.2m (13'9") x 3.8m (12'6")

UPVC double glazed sash windows to the rear and side with an additional velux window. Door to storage cupboard and eaves storage. Radiator.

OUTSIDE

To the front of the property is a wide walkway to the front door and timber gate to the rear garden.

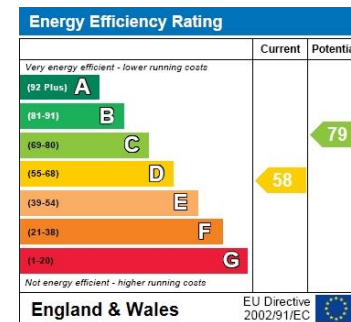
To the rear is a landscaped enclosed garden with a paved area providing space for alfresco dining and a timber shed. This leads to lawned area with raised beds and planted borders. A path leads to a picket gate and fencing which protects a further area with raised vegetable beds, a gravelled area and a large shed. The garden has a variety of established shrubs and flowers. A timber gate gives direct access to the front of the property.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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