



Swinyard Road, MALVERN VALE

£239,000
Guide Price



PLATINUM PROPERTY AGENTS

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141 Swinyard Road, Malvern Vale, Malvern, Worcestershire,

Chain Free Immaculately presented modern three bedroom semi detached house in a popular residential location. The property comprises entrance hall, cloakroom, open-plan kitchen & dining room, living room, master bedroom with ensuite & bathroom. Enclosed rear garden off road parking & Garage.

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Property Location

Malvern Vale development is situated on the Leigh Sinton Road close the town centre of Malvern, which offers a range of facilities and amenities, with good road accessibility via the A449. Malvern Vale will eventually include a shop, playground, primary school and walks via the footpaths to the Malvern Hills. There is a community centre and a lovely community feel to this high-quality development boasting a range of fabulous new build houses. The settlements of Malvern include Great Malvern (with Barnards Green and Poolbrook), Malvern Link (with Link Top), Malvern Wells, West Malvern, Little Malvern and North Malvern with many of these areas separated by open common land. Malvern's amenities include two train stations, a vast array of local and high street shops and supermarkets including Newlands Retail Park, theatre, Malvern Priory, a number of state and private primary and secondary schools, selection of restaurants to include local and continental cuisine and good access to the M5/M50 motorway network.

Property Details

We are delighted to offer for sale a beautifully presented three bedroom family home, located in one of the most popular residential areas of Malvern the property benefits from local shop's, parks and schools all within walking distance. A tarmac driveway providing off road parking at the side of the property as well as access to the garage with a well kept fore garden to the front aspect with a paved pathway leading to the front door.

A composite door to the front aspect opens to a spacious entrance hall with stairs leading to the first floor and doors opening to the kitchen/ dining room, cloakroom, living room and under stairs storage cupboard. The cloakroom offers a white suite comprising close coupled w/c and pedestal wash hand basin with a tiled splash back, opaque UPVC double glazed window to the front aspect, wood effect laminate flooring and single panel radiator. A spacious dining kitchen with a UPVC double glazed window to the front aspect, matching base and eye level units and drawers with rollover worktops and matching raised splash backs. Well equip with a variety of AEG appliances which include fridge freezer, dishwasher, washing machine, electric oven with a four ring gas hob and extractor fan over. Eye level cupboard housing 'Ideal' central heating boiler, tiled flooring, power points as well as dining area with ample space for a dining table and chairs.

The Living room is situated to the rear of the property with French windows opening to the rear UPVC double glazed window to the rear aspect overlooking the south facing garden with views of the Malvern hills. Benefitting from an abundance of natural light due to its south facing windows, plenty of well placed power points, television/ satellite point and telephone point.

The first floor accommodation comprises three bedrooms with the master en-suite, bathroom, airing cupboard housing the hot water cylinder and access to a partially boarded loft from the landing offer plenty of extra storage space. Both the master and second bedrooms are easily large enough to take double beds with the master bedroom having the additional benefit of built in wardrobes with railing rails and shelving. The master bedroom has an en-suite shower room fitted with white suite comprising pedestal wash hand basin, close coupled WC, enclosed shower with tiled splash backs, vinyl flooring, extractor fan and shaver point. The bathroom offers white suite comprising close coupled w/c, pedestal wash hand basin, panelled bath with taps including shower attachment, half tiled to walls, radiator, shaver point, vinyl flooring and extractor fan.

The garage has been split into two separate units by a partition stud wall easily removed if you should choose to do so, with the rear section currently used as a home office and the front sections left for storage space. Access by an up and over door to the front aspect and a UPVC double glazed door to the rear opening to the rear garden, power point and lighting.

ENTRANCE HALL 8' 06 max" x 17' 10" (2.59m x 5.44m)

CLOAKROOM 4' 02" x 5' 10" (1.27m x 1.78m)

KITCHEN/DINING ROOM 8' 05 max" x 17' 01" (2.57m x 5.21m)

LIVING ROOM 15' 04" x 11' 10" (4.67m x 3.61m)

FIRST FLOOR

BEDROOM ONE 12' 00 max" x 12' 04" (3.66m x 3.76m)

BEDROOM TWO 8' 00" x 11' 06" (2.44m x 3.51m)

ENSUITE 7' 06" x 5' 05" (2.29m x 1.65m)

BEDROOM THREE 8' 00 max" x 8' 10" (2.44m x 2.69m)

BATHROOM 7' 11" x 5' 02" (2.41m x 1.57m)

GARAGE 17' 01" x 9' 08" (5.21m x 2.95m)

AGENTS NOTE Due to the vendors onward purchase the completion date for this property will need to be February/ March 2019

Viewings

We offer our buyers and sellers a personal service which includes, for their convenience and safety, accompanying all viewings. To avoid disappointment please allow 24 hours' notice when arranging viewings.

Disclaimer and Misdescriptions Act 1991

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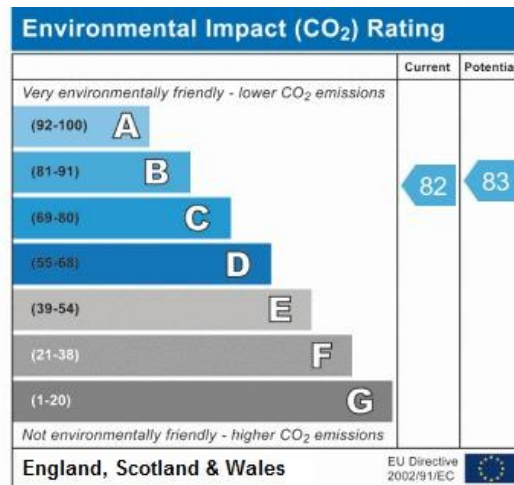
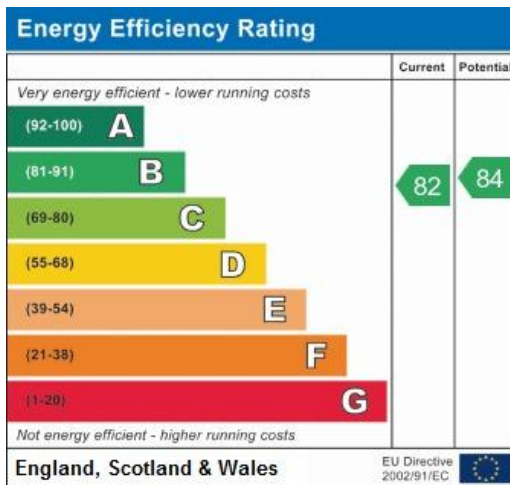
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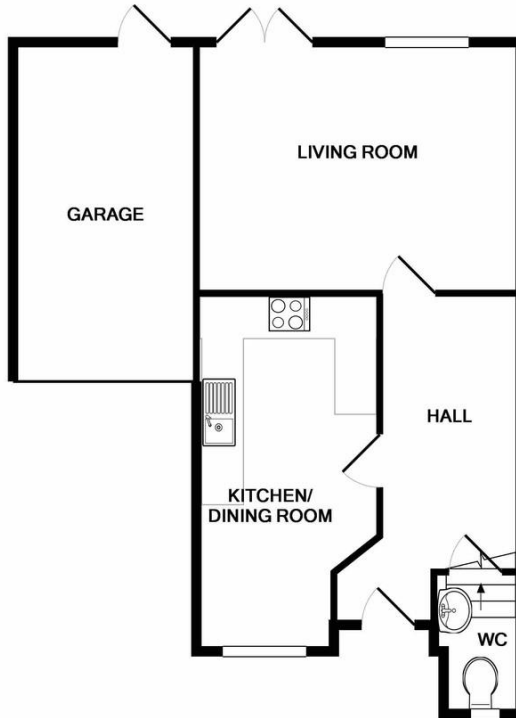
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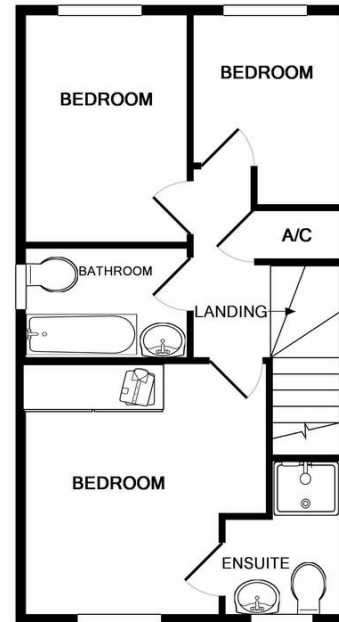
- Independent “whole of market” Mortgage search
- Independent “whole of market” Insurance Illustrations
- Investment property specialists
- No additional charge for advice

Please contact your local office for further information.





GROUND FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

