



44 Poplar Gardens, Malvern, WR14 1WE

£290,000

A modern, end terrace, three bedroom family home offered for sale located within a recently built cul-de-sac in a quiet area of Malvern. The accommodation comprises:- entrance hall, cloakroom, lounge with store cupboard, dining kitchen with built in oven and hob and dishwasher, first floor with three bedrooms, an en suite to the main bedroom and a family bathroom. Further benefits include; enclosed rear gardens with patio, parking for two vehicles to front of the property, gas central heating and double glazing.



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OFFICE GROUP

44, Poplar Gardens, Malvern, WR14 1WE

CANOPY PORCH

Outside courtesy light, obscure glass double glazed doors to::

HALL

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

CLOAKROOM

Ceiling light point, white suite comprising: floating wash hand basin with tiled back, push flush WC, extractor, radiator.

LOUNGE/DINER 17'7" x 12'2" (5.36m x 3.71m)

Front aspect double glazed window overlooking the green and woodland, ceiling light point, smoke alarm, radiator, stairs to first floor with understairs cupboard. Door to:

KITCHEN/DINER 13'7" x 12'2" max (4.15m x 3.72m max)

Rear aspect double glazed window, two ceiling light points, fitted kitchen comprising of a range of floor and wall mounted high gloss, light grey units with a wood block effect work surface, stainless steel half bowl sink, integral stainless steel hob with oven below and extractor over, integral dishwasher, space and plumbing for washing machine, space tall fridge freezer, wood plank effect floor, space for dining table and chairs. Double glazed double French doors to rear garden patio with space for outside entertaining.

LANDING

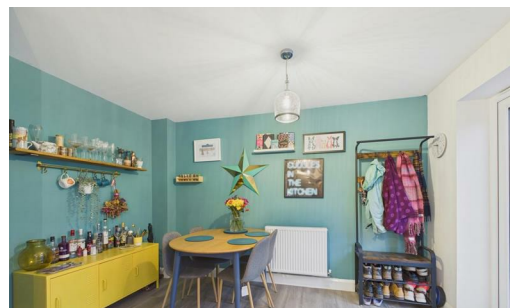
Ceiling light point, side aspect, access to roof space, large built-in storage cupboard, built-in airing cupboard. Doors to:

BEDROOM ONE 11'3" x 9'6" (3.45m x 2.92m)

Rear aspect double glazed window, ceiling light point, radiator, door to:

ENSUITE 9'8" x 3'7" max (2.95m x 1.11m max)

Rear aspect obscure glass double glazed window, ceiling



light point, extractor, white suite comprising: shower cubicle with rainfall and body shower, floating wash hand basin with shaver socket to side, push flush WC, radiator, wood plank effect flooring.

BEDROOM TWO 10'10" x 8'0" (3.32m x 2.45m)

Front aspect double glazed window with views of woodland, ceiling light point, radiator.



BEDROOM THREE 7'7" x 8'0" (2.32m x 2.45m)

Front aspect double glazed window with views of woodland, ceiling light point, radiator.

BATHROOM 8'0" max x 6'5" (2.44m max x 1.97m)

Side aspect obscure glass double glazed window, ceiling light point, extractor, white suite comprising: panel bath with shower and screen to the side, floating wash hand basin, push flush WC, radiator, wood plank effect flooring.

GARDENS AND PARKING

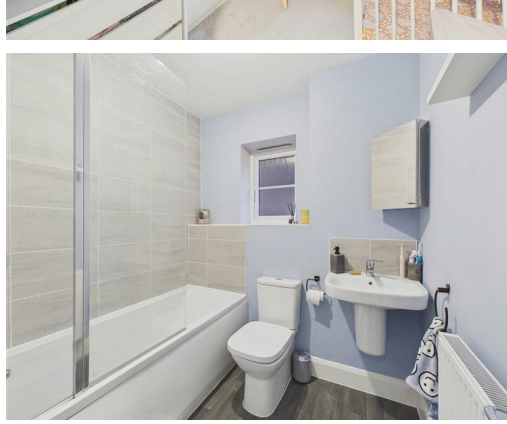
Front Garden - to the front of the property is a tarmac driveway providing parking for two cars. A paved path to the side with flower and shrub borders leads to the front door and gated access to the rear garden.

Rear Garden - enclosed rear garden with an initial patio accessed from the kitchen Diner provides space for outside dining and opens to a formal lawn. There is a second sitting area to the rear of a timber garden shed.

DIRECTIONS

From the centre of Great Malvern leave in a northerly direction along the Worcester Road, before entering Malvern Link and just passing the railway station turn left into Howsell Road. Follow Howsell Road for some time going straight over the mini roundabout into Upper Howsell Road which in turn leads on to Tanhouse Lane. Turn right just past the Co-op into Eastward Road. Continue straight on where Eastward Road continues into Poplar Gardens where the property can be found toward the head of the cul de sac on the right hand side as indicated by the Allan Morris 'For Sale' Board. For more information or to book a viewing, please call the Malvern office on 01684 561411.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		

(21-38)	F	
(11-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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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