

for sale

£425,000 Freehold



## Scholars Court Geraldine Road Malvern WR14 3NT

A collection of new build homes at Scholars Court, Malvern. Register for Updates!



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# Property Details

## Measurements:

### GROUND FLOOR

Living - 3.24m x 5.54m (10' 7" x 18' 2")

Kitchen/Dining - 2.79m x 5.54m (9' 2" x 18' 2")

Utility - 2.05m x 1.94m (6' 9" x 6' 4")

WC - 1.03m x 1.59m (3' 4" x 5' 3")

### FIRST FLOOR

Principal bedroom - 2.83m x 4.25m (9' 3" x 13' 11")

En suite - 2.83m x 1.79m (9' 3" x 5' 10")

Bedroom 2 - 3.23m x 3.20m (10' 7" x 10' 6")

Bedroom 3 - 3.23m x 2.24m (10' 7" x 7' 4")

Bathroom - 2.10m x 1.70m (6' 10" x 5' 7")

## Location:

At Scholars Court, you're just a short stroll from the shops and cafés of Barnards Green, with Malvern's vibrant town centre only a short drive away. Elegant Victorian-style streets and the town's rich spa-town heritage provide a beautiful backdrop, while independent shops, welcoming cafés and a lively cultural scene give the area a charming, village-like atmosphere. Beyond the town, the rolling Malvern Hills and open countryside make it easy to escape into nature whenever you wish.

- Regular bus connections to Malvern and Worcester
- A short 3-minute drive to Great Malvern Railway and to Malvern Town Centre
- Just a 25-minute drive to Worcester along the convenient A449, putting city amenities within easy reach

## Specification Highlights:

### INTERIORS

- White grained cottage style doors with polished chrome handles
- Built-in wardrobes to principal bedroom\*

### KITCHEN

- Symphony designed kitchens
- Laminated or Quartz\* worktops to kitchen
- Electrolux or AEG\* kitchen appliances
- Fully integrated fridge freezer\*
- Fully integrated dishwasher\*

### BATHROOM

- Ideal Standard sanitaryware with Aqualisa taps
- Porcelanosa wall tiles to all wet areas
- Porcelanosa floor tiles to family bathroom\*

### ENERGY-SAVING FEATURES

- Electric vehicle charger
- Solar PV panels
- Hive heating

### EXTERNAL

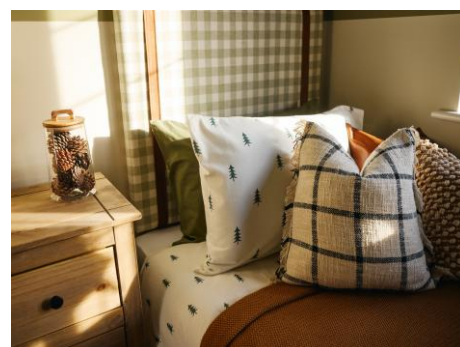
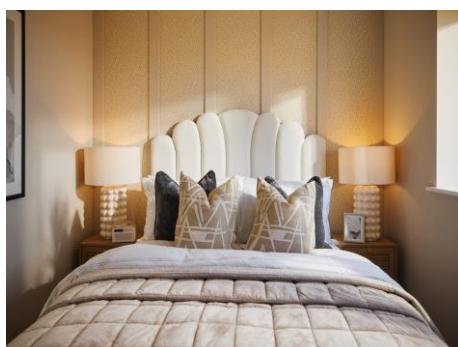
- Slabbed pathways to front and rear garden
- Turf to front garden
- Ring wired doorbell\*

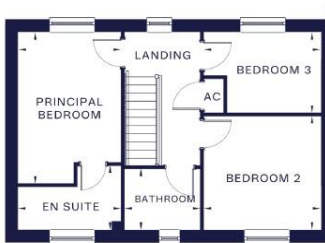
\*Optional extra. Specifications are a guideline only and we reserve the right to change the specification

at any time without prior notice. Please speak with our Sales Advisor for further information.

## Agents Notes:

1. 'Images for illustrative purposes only'
2. Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Please ask our Sales Advisor for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floorplans depict typical layouts and are not to scale. Cupboards in some homes may vary. Images are artists impressions and may vary.





### First Floor

<b>Principal bedroom</b>	2.83m x 4.25m	9' 3" x 13' 11"
<b>En suite</b>	2.83m x 1.79m	9' 3" x 5' 10"
<b>Bedroom 2</b>	3.23m x 3.20m	10' 7" x 10' 6"
<b>Bedroom 3</b>	3.23m x 2.24m	10' 7" x 7' 4"
<b>Bathroom</b>	2.10m x 1.70m	6' 10" x 5' 7"



### Ground Floor

<b>Living</b>	3.24m x 5.54m	10' 7" x 18' 2"
<b>Kitchen/Dining</b>	2.79m x 5.54m	9' 2" x 18' 2"
<b>Utility</b>	2.05m x 1.94m	6' 9" x 6' 4"
<b>WC</b>	1.03m x 1.59m	3' 4" x 5' 3"

To view this property please contact Denny & Salmond on

**T 01684 561866**  
**E sales@dennyandsalmond.co.uk**

13a Worcester Road  
 MALVERN WR14 4QY

Property Ref: MVN100104 - 0002

Tenure:Freehold EPC Rating: Exempt

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.