



26 Elmley Close, Malvern, WR14 2QT

Price Guide £275,000

Nestled in residential cul de sac, this refurbished, three bed roomed semi-detached house offers well laid out accommodation, an enclosed garden and very generous parking. In brief, the accommodation comprises: hallway living room, newly installed dining kitchen, refurbished bathroom, rear hallway with utility area, gardener's WC and store room. Complementing this is a good sized garden which is fully enclosed and has a summer house and shed with gateway to the frontage. Being a corner plot it enjoys a fenced and lawned front garden and parking for several vehicles. The property offers easy access to local amenities, including shops, schools, parks and road and rail networks. Offered in a NO CHAIN SALE situation, we strongly recommend viewing to appreciate what is on offer.



26, Elmley Close, Malvern, WR14 2QT

Approached either through the pedestrian gate on the frontage, or via the driveway and walkway to the front door, opening into:

HALLWAY

With shelving and built-in cupboard housing the metres and fuse board, stairs to the first floor, side facing double glazed window and door to:

LIVING ROOM

With front facing double glazed windows offer an obscured view to the Hills, radiator, fireplace with wooden mantle shelf and inset log burner on stone hearth.

DINING KITCHEN

Two useful built-in cupboards before entering the body of the room which has been newly fitted with a matching range of wall and base units, inset stainless steel sink unit, side and rear facing double glazed windows looking over the garden, radiator, plenty of space for a dining table and chairs, upright fridge freezer and concertina door to a walk-in cupboard with coat hooks, electric hob with cooker hood over, deep drawers, and good sized cupboards. A solid door opens to the:

UTILITY/REAR PORCH

A useful area offering good storage with a rear facing double glazed window and small room with plumbing and power for washing machine and a separate Gardener's WC with an obscure double glazed window and close coupled WC. Rear door leading to the garden.

FIRST FLOOR

Landing with obscure side facing double glazed window, access to the loft space and doors leading to:

BEDROOM ONE

Front facing double glazed window looking up to the Hills, walk-in wardrobe, shelving and radiator.

BEDROOM TWO

With rear facing double glazed windows looking over the rear garden, concertina door opening into cupboard with Worcester Bosch central heating boiler and offering storage, further cupboard with shelving, radiator.

BATHROOM

Newly installed white suite comprising: pedestal hand basin, bath with shower over. obscure double glazed window, medicine cabinet extractor unit and downlights.



BEDROOM THREE

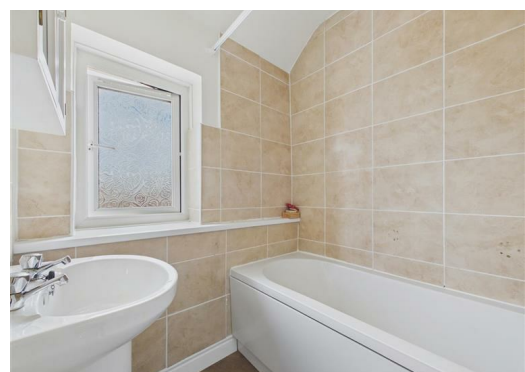
Front facing double glazed window, radiator, built-in cupboard.

EXTERNAL

The rear garden is of a good size and fully enclosed. There is a concrete hardstanding area for either al fresco dining or maybe as a base for a greenhouse or similar, pretty summer house, side border with shrubs, pebbled area again offering further seating, log store, further shed, flower bed and gate through to the front. There is a very generous frontage which is essentially lawned and fenced and sweeps round the front of the property with a pedestrian gate, to the side and with access to the driveway which offers parking for several vehicles.

DIRECTIONS

From the Malvern Office of Allan Morris turn right and then proceed down Church Street, over the traffic lights towards Barnards Green. Turn left into Madresfield Road, turn right into Cotswold Road and take the first right into Elmley Close where the property can be found on the left hand side as indicated by the agent's sale board.





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. Carpets are included and other items 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: B

ENERGY PERFORMANCE RATINGS: Current: C71 Potential: B85

SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 822700

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn