



## 2 Skyrrold Road Malvern, WR14 2PT

Located in a convenient location close to Barnards Green which offers a range of amenities and within catchment of popular schools. This three bedroom semi detached property is in need of updating and in brief comprises, entrance hall, living room and kitchen dining room, whilst to the first floor are three bedrooms and bathroom. With rear gardens and ample off road parking this property is being offered for sale with no onward chain.

**Guide Price £200,000**

# 2 Skyrrold Road

Malvern, WR14 2PT



## Entrance Hall

Cupboard housing gas and electric meter, double glazed window to side aspect, radiator with radiator cover, door to the living room and door to the kitchen dining room. Stairs rise to the First Floor.

## Living Room

12'6" x 12'8" (3.83m x 3.88m)

Double glazed window to front aspect, radiator and coal effect gas fire with hearth and TV aerial point.

## Kitchen Dining Room

18'11" x 9'3" (5.77m x 2.83m)

Fitted with a range of eye and base level storage units incorporating an integrated slimline dishwasher, integrated washing machine and under counter fridge. Double oven with grill, four point gas hob and chrome canopy extractor hood above. Under stairs storage cupboard. Single radiator and cupboard housing Worcester combination boiler. Half glazed door to side aspect, double glazed window and a UPVC double glazed door leading to the rear garden.

## First Floor Landing

From the Entrance Hall, stairs rise to the First Floor. Access to loft space, double glazed window to the side aspect and doors to all rooms.

## Bedroom One

9'11" x 13'5" max (3.04m x 4.10m max)

Double glazed window to front aspect and radiator.

## Bedroom Two

8'9" x 10'9" (2.67m x 3.28m)

Double glazed window to rear aspect, radiator and two built-in storage cupboards

## Bedroom Three

8'8" x 8'0" (2.66m x 2.45m)

Double glazed window to the front aspect, single radiator.

## Bathroom

7'10" x 5'7" (2.41m x 1.71m)

Fitted with a white suite comprising of a low flush W.C, pedestal wash hand basin with mixer taps and panel bath with mains shower over. Double glazed window to side and rear aspects. Chrome heated towel rail, tiled splashback and wall mounted mirror fronted medicine cabinet. Tiled flooring.

## Outside

To the front of the property is a herringbone driveway, providing ample off road parking. There is a small lawned frontage and gated side access leading to the rear the garden.

To the rear of the property is a paved patio area, external lighting and water supply. Sleeper retained wall with steps leading up to the lawn garden, enclosed to one side with wooden panelled fencing, inset into concrete uprights and kickboards. To the other side is a mature hedge.

Brick constructed garden store shed, measuring 1.85m x 2.33m with power and light.

## Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Directions

From the offices of Denny and Salmond proceed down the hill and into Barnards Green. At the roundabout take the 3rd exit onto Barnards Green Road past the shops and then turn left onto Pound Bank Road. After a short distance turn right on to Skyrrold Road and the property will be located on the righthand side.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

## Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet [https://www.youtube.com/watch?v=WV818i6\\_yOA](https://www.youtube.com/watch?v=WV818i6_yOA)





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

