Denny & Salmond

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Residential Sales & Letting Agents

The Coach House 4a Bank Street

Malvern, WR14 2JN

Situated within walking distance of the many amenities Great Malvern has to offer such as shops, pubs, cafes, restaurants, transport links and The Malvern Hills. This unique Garden Appartment has accommodation briefly comprising Entrance Vestibule, Living Room, large Kitchen Dining Room with exposed ceiling timbers, Bedroom and En Suite Bathroom. This property further benefits from gas central heating, double glazing and enclosed largen than average rear gardens. Offered for sale with no onward chain.

£175,000

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Entrance Vestibule

A glazed and timber entrance door opens into the Entrance Vestibule with uplighting, wood flooring and doors to the Bedroom and Living Room. Glazed window to the Living Room.

Living Room

13'7" x 11'5" (4.15m x 3.5m)

Double glazed, multi paned window to front aspect, radiator, uplighting, wood effect flooring and opening to:

Kitchen Dining Room

17'10" x 11'2" (5.45m x 3.41m)

A pleasant room with exposed ceiling timbers, creating a light and airy space. Two double glazed multi pained windows to front aspect, further double glazed window overlooking the garden along with stable door leading to the raised deck.

The Kitchen is fitted with a range of cream, fronted base units with stainless steel sink unit with drainer and mixer tap with wood working surfaces. Integrated electric oven and four ring hob, plumbing for washing machine and space for a further tall appliance. Extractor vent and wall mounted Ideal gas central heating boiler.

Bedroom

9'9" x 11'0" (2.98 x 3.36)

Internal leaded window, uplighting, radiator, extractor vent, and part glazed door to:

Bathroom

The Bathroom is fitted with a white suite comprising panel bath with glazed screen, mains shower over and tiling to walls. Pedestal wash hand basin, low flush WC, spotlighting and 'Ladder' style radiator.

Outside

To the front of the property is a small decked area which provides access to the front door and tandem parking for two vehicles. Door to the Workshop.

From the Kitchen a stable door leads to a spacious raised decking area with steps down to the enclosed a larger than average lawned garden with plenty of scope, with a number of mature shrubs and hedges. The Garden is encompassed by brick wall and timber fencing.

Workshop

22'8" x 10'9" (6.92m x 3.3m)

Door opens to the generous Workshop with power, lighting and roof storage.

Council Tax Band

We understand that this property is council tax band A. This information may have been obtained via 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.

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.

Leasehold - Share of freehold

At the time of producing these details out client advises, when this property is sold, a lease will be set up with a 50% share of freehold. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

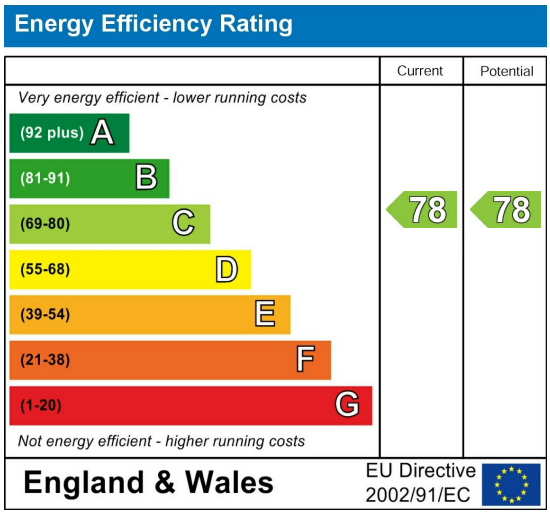
Money Laundering Regulations

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

Directions

From our Malvern office bear left on the A449 towards Worcester. Fork right onto Bank Street and 4a Bank Street is on the right, accessed via a short driveway. Parking is on road.

Floor Plan



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.