





Property Description

Located on the fringe of Barnards Green, this semi-detached period house offers comfortable accommodation, which comprises in brief; entrance hall, kitchen, living/dining room, three bedrooms and bathroom. Externally, the property enjoys a driveway providing off-road parking, together with a generous rear garden offering ample outdoor space for families, entertaining, or gardening enthusiasts.

Conveniently located for local amenities, schools, and transport links, this charming home presents an excellent opportunity for a range of buyers.

Entrance Hall

Part glazed entrance door opens to the Entrance Hall with stairs rising to the First Floor Landing and radiator. Door to the Kitchen and double glazed window to the front aspect.

Kitchen

Fitted with a range of base and eye level units with roll top work surfaces over and tiled splashbacks. One and a half stainless steel sink unit with drainer and mixer, space and plumbing for a washing machine and space for a tall appliance. Four ring gas hob with single electric oven and extractor above. Double glazed window to rear aspect, door to rear garden, radiator and door to a large understairs storage cupboard. Door to:

Living/ Dining Room

Dual aspect double glazed windows to the front and rear aspect, radiator, electric fireplace, cupboard housing electric consumer unit and meter.

First Floor Landing

Stairs rise to the First Floor Landing with access to the loft space via hatch, doors off to all rooms and door to the Airing cupboard housing slatted shelving and Worcester Bosch Boiler.

Bedroom One

Double glazed window to rear aspect overlooking the well maintained rear Garden and radiator.

Bedroom Two

Double glazed window to front aspect providing stunning views over playing fields to the Malvern Hills. Radiator and access to loft space via hatch.

Bedroom Three

Double glazed window to front aspect providing stunning views over playing fields to the Malvern Hills. Radiator and doors to a fitted storage cupboard.

Bathroom

Fitted with a low flush WC, pedestal wash hand basin with mixer tap and P-shaped paneled bath with glazed screen and electric shower over. Part tiled walls, tile effect flooring, radiator and double glazed obscured window to rear aspect.

Outside

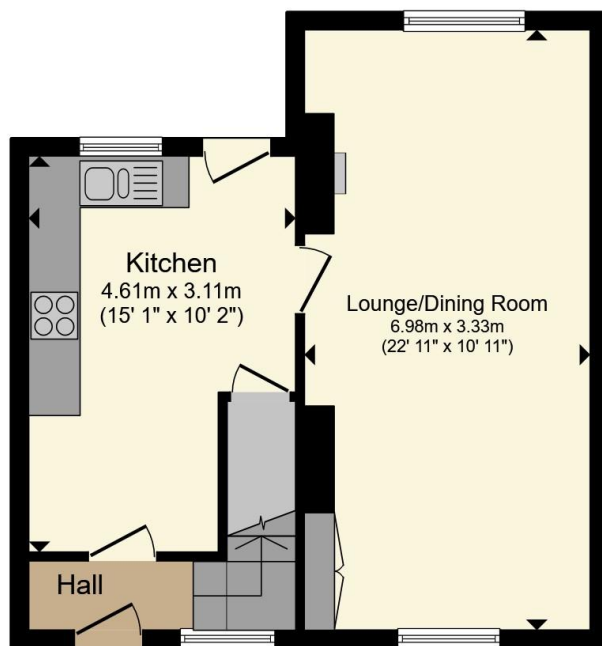
To the front of the property is a small lawned area and path leading to the Entrance door. There is parking for numerous vehicles and access to the rear garden via gate.

The rear garden is majority laid to lawn, with paved patio area extending from the house with a pathway leading to the brick built outhouse, timber shed and vegetable patches. It is enclosed by wooden panel and link fencing with an additional gate leading to the alley.

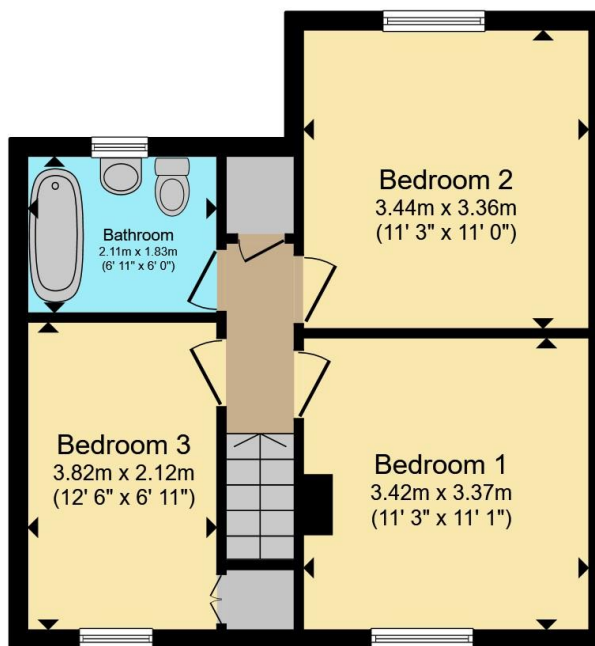
Disclosure

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.





Ground Floor



First Floor

Total floor area 82.0 sq.m. (882 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Denny & Salmond

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Directions to this property:

From the Denny and Salmond office proceed down Church Street along Barnards Green Road to Barnards Green. Take the right into Poolbrook Road and continue along, turning right by the parade of shops. Turn into Dukes Way, turn right at the end of the road and the property will be found on the right hand side as indicated by our agent's board.

EPC Rating: D Council Tax
Band: C

Tenure: Freehold



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.

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