



1 Shenstone Close, Malvern, WR14 2PR

Price Guide £290,000

A beautifully presented three bedroomed semi detached home with a generous garden and parking on a quiet residential side road. In brief, the accommodation comprises: hallway, living room, dining kitchen, rear hallway, storeroom currently used as a gym, utility and guest WC. To the first floor are three good sized bedrooms and the family bathroom. A level and enclosed rear garden which is essentially lawned with beds, two sheds, covered storage, plus the drive and foregarden create an excellent family home. Please contact us for further information or to arrange a viewing on 01684 561411.



1, Shenstone Close, Malvern, WR14 2PR

ENTRANCE

Brick paved driveway offering parking and leading to double glazed doors opening into:

PORCH

Double glazed side facing window, tiled floor and leading to double glazed front door, patterned glass side panel opening into:

HALLWAY

Built-in cupboard with electric meter and storage, understairs space, radiator and stairs to first floor.

LIVING ROOM

Front facing double glazed window, radiator, feature open fireplace with tiled surround and base.

DINING KITCHEN

The dining room side has plenty of space for a table and chairs, double glazed patio doors to the garden and separated from the kitchen area by a peninsular bar with cupboards to dining room, door to pull out cupboard giving access to the Worcester Bosch central heating boiler, radiator.

SIDE HALLWAY

Double doors to front and rear, small loft space, radiator.

STORE ROOM

Radiator, wall cupboards, currently used as a gym.

KITCHEN

The kitchen end has a well fitted kitchen with matching range of wall and base units, inset gas hob with hood over, space for upright fridge freezer, built-in oven, shelving, rear facing double glazed window, inset stainless steel sink unit, integral dishwasher.

UTILITY CUPBOARD

Space and plumbing for washing machine with work top over.

GUEST WC

Obscure double glazed window, radiator, WC, wall mounted hand basin and mirror over.

FIRST FLOOR LANDING

Side facing double glazed window, access via a loft ladder to half boarded loft with light.



BATHROOM

Rear facing obscure double glazed window, white suite comprising: close coupled WC, hand basin on vanity unit, panelled bath with shower over and glazed screen, ladder style radiator.

BEDROOM ONE

A generous double with rear facing double glazed window overlooking the garden and fields, radiator.

BEDROOM TWO

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

BEDROOM THREE

Front facing double glazed window, radiator, useful large bulk head shelf.

REAR GARDENS

The rear garden is level, enclosed and of a very generous size, being extensively lawned, seating areas, walkways, log store, well stocked flower borders, a feature oak tree, two garden sheds and a covered storage area.

DIRECTIONS

From the centre of Great Malvern proceed down the hill, through the traffic lights, on to Barnards Green Road. Proceed down the hill; at the traffic island continue straight over, passing through the parade of shops. Take the first available turning left in to Pound Bank Road. Continue for some distance taking a right hand turn into Skyrrold Road. Continue to the end and take the right hand turn to Moat Way and immediately left into Moat Crescent. Take the right hand turn into Shenstone Close and no. 1 can be found on the left hand side as indicated by the agents For Sale board. For more details or to to arrange a viewing, please call our Malvern office on 01684 561411.

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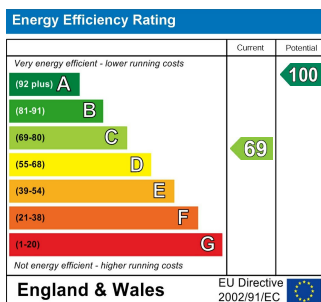
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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