Philip Laney & Jolly

190 Brookfarm Drive, Malvern, Worcestershire WR14 3SL

- Semi Detached House
- Spacious Kitchen/Dining Room
- Garden Room, Living Room
- Three Bedrooms, Bathroom
- Bathroom, Double Glazing
- Converted Garage, Driveway, Gardens

Price Guide: £189,950

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LOCATION/DESCRIPTION

A well presented semi detached house offering ideal family accommodation situated at the end of a cul-de-sac of similar style properties. The accommodation briefly comprises: Kitchen/Dining Room, Garden Room, Living Room, Three Bedrooms, Bathroom , Converted Garage, Gardens, Driveway.

UPVC glazed door with covered porch leads into

BREAKFAST DINING KITCHEN

14'11" x 14'7" (4.52m x 4.46m) maximum measurements. With stairs to first floor, wood effect flooring, matching range of kitchen units including an inset bowl and half sink with hot and cold mixer tap, base drawers and cupboards, beech effect work surface over, matching wall mounted storage cupboards, feature gas fired Rayburn cooker set into brick built fireplace with tiled splash back, space and plumbing for automatic washing machine, brick built archway leading into

GARDEN ROOM

13'1" x 11'4" (3.99m x 3.45m). Of UPVC construction with tiled floor, glazed double doors providing access to rear garden, radiator.

SITTING ROOM

14'8" x 11'9" (4.47m x 3.58m) With wood effect laminate flooring, windows to the front aspect, feature display arch to kitchen.

LANDING

With door to airing cupboard with factory lagged cylinder and slatted shelving, access hatch to roof space.

BEDROOM 1

11'8" x 8'5" (3.56m x 2.57m). Having window to the front aspect.

BEDROOM 2

11'11" x 9'6" (3.63m x 2.90m). With window to the rear aspect, fitted double wardrobes with sliding doors.

BEDROOM 3

8'10" x 5'11" (2.69m x1.80m). Window to the front aspect.

BATHROOM

Fitted with a white suite comprising of a panelled bath with electric shower over, wash hand basin set in to vanity unit, low level WC, chrome heated towel rail, tiled walls and floor, window to the rear aspect.

FAMILY ROOM

13'3" x 8'1" (4.04m x 2.46m) Converted from the garage with UPVC door to the rear aspect, having light and power, spotlights to the ceiling.

OUTSIDE

Front

The front garden is laid to gravel with driveway providing off road parking that leads to a garage, this has been part converted with double doors leading to a storage area. The remainder is used as the Family Room.

Rear

The rear garden has a paved patio immediately adjacent the rear of the house. This leads on to a gravelled garden interspersed with mature shrubs. The garden is enclosed by mature conifers and fencing and enjoys a good degree of privacy.

TENURE

We understand subject to legal verification that the property to be Freehold.

SERVICES

Mains Electricity, Water, Gas and Drainage were laid on to the property and connected at the time of our inspection. We have not carried out any tests on the services, and cannot therefore confirm that they are free from defects or in working order.

DIRECTIONS

From our office turn right and turn left along Church Street, continuing straight on at the traffic lights and follow this road to Barnards Green roundabout. Take the third exit, continue past the shops and take the next turning right onto Poolbrook Road, take the third turning left into Bredon Grove, take the right turn into Aston Drive, turn right at the end of this road into Brookfarm Drive and the property can be found on the right at the end of the cul-de-sac..

EPC AND FLOORPLAN TO BE INSERTED HERE.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.