

Philip Laney & Jolly



25 Alicante Close, Malvern, Worcestershire WR14 2SH

- Link Detached Home with Garage
- Three Bedrooms, Bathroom

- Lounge, Kitchen, Dining Room
- Garden with Views of the Malvern Hills

PRICE: £174,950

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LOCATION/DESCRIPTION

25 Alicante Close is a well presented modern link detached house situated in an established residential area and is conveniently located for the local facilities. The accommodation briefly comprises of Entrance Hall, Lounge, Dining room, Kitchen, Garage, three Bedrooms and a family Bathroom. The property further benefits from front and rear gardens with views of the Malvern Hills, as well as off-road parking. There is also the potential for adding a 2 storey extension to the property, subject to planning consents.

ENTRANCE

Covered entrance porch with outside courtesy light. Front door (with electric security shutter) leading to entrance hall with stairs rising to first floor. Single radiator. Telephone point. Power point. Fire door to garage and further door to lounge.

LOUNGE

14'10" x 11'5" (4.52m x 3.48m) Window to front aspect with double radiator under. Log effect gas fire, power and TV points, Artex ceiling and light point. Door to:

DINING ROOM

10'2" x 7'.5" (3.10m x 2.26m) Glazed door with glazed panel to side giving access to the rear garden. Double radiator, 1 double power point, doors to under-stairs storage, archway to kitchen.

KITCHEN

10'2" x 7'2" (3.10m x 2.18m) Fitted kitchen comprising of stainless steel sink with single drainer, range of fitted base units and drawers, space and point for gas/electric cooker. Matching range of wall mounted cupboards, space and plumbing for automatic washing machine. Wall mounted gas boiler, part tiled walls, extensive work surfaces and linoleum flooring. Window to rear aspect.

LANDING

Hatch to roof space with retractable ladder. Door to airing cupboard with lagged cylinder and shelving. Power point.

BATHROOM

Fitted suite comprising of panelled bath with power shower over, folding glazed screen, pedestal wash hand basin, low level WC. Extensively tiled walls window to rear aspect, single radiator. Shaver point with light and mirror unit.

BEDROOM 1

14'2" x 8'.2" (4.32m x 2.49m) Window to front aspect with single radiator under. Mirror fronted fitted wardrobes, Artex ceiling, power points.

BEDROOM 2

11'3" x 8'11" (3.43m x 2.46m) Window to rear aspect with single radiator under. fitted mirror fronted wardrobes, power points.

BEDROOM 3

8'5" x 6'5" (2.57m x 1.96m) Window to front, single radiator, fitted

wardrobes, power points.

OUTSIDE

Blocked paved patio immediately adjoining the rear of the property leading onto lawned area with mature shrub border. Rear door access to garage (with security shutter). Timber garden shed, two aluminium framed greenhouses, outside tap. The whole garden is partly enclosed by brick walling and enjoys lovely views of the Malvern Hills. To the front of the house there is a block paved driveway, providing off-road parking for two vehicles, leading to a single garage with roller shutter door. Lawned front garden with mature shrub borders, gardens continue to the side and rear with mature ash tree.

SERVICES

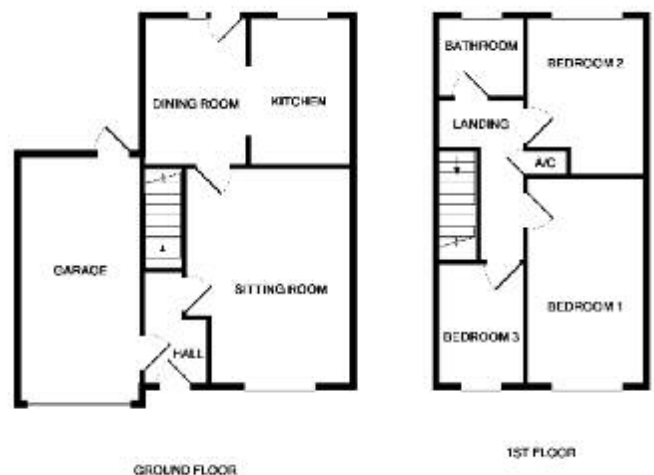
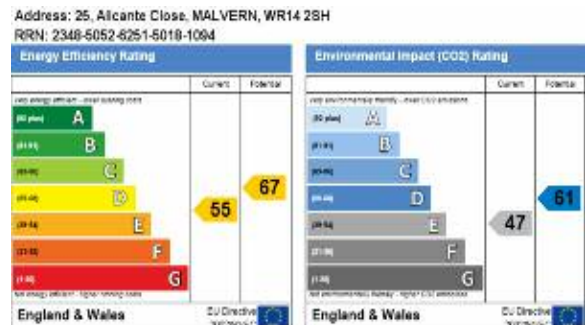
Mains Electricity, Water, Gas and Drainage were laid on to the property and connected at the time of our inspection. We have not carried out any tests on the services, and cannot therefore confirm that they are free from defects or in working order.

TENURE

We understand from our vendor that the property is Freehold.

DIRECTIONS

From our office turn right along the Worcester Road taking the first turning left into Church St. Continue down the hill and proceed through the traffic lights taking the fourth turning left into Madresfield Rd. Follow to the 'T' junction and turn left onto Pickersleigh Rd, continue left into Harbinger Avenue and immediately right into Alicante Close where the property can be found as denoted by the Philip Laney & Jolly "FOR SALE" board.



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.

