

# Philip Laney & Jolly



## 6 Arosa Drive, Malvern, Worcestershire WR14 3JP

- Link Detached Bungalow
- Lounge, Kitchen, Conservatory
- Two Bedrooms, Bathroom
- Night storage heating, Double Glazing
- Driveway, Garage, Utility Room
- Views towards the Malvern Hills

**Price Guide: £175,000**

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# 6 Arosa Drive, Malvern, Worcestershire WR14 3JP

## LOCATION/DESCRIPTION

6 Arosa Drive is a well presented link detached bungalow situated in a neighbourhood of similar style properties. The accommodation briefly comprises Living Room, two Bedrooms, Bathroom, Kitchen, Conservatory and Utility Room. There is a single Garage with off-road parking and easily maintained Gardens.

## ENTRANCE

Part glazed and panelled entrance door with glazed panel to side leading to

## ENTRANCE HALL

With night storage heater, door to cupboard with hanging rail and shelving, access hatch to roof space.

## LIVING ROOM

19'10" x 11'11" (6.05m x 3.30m). Stained wooden fire surround with tiled inset and hearth, two night storage heaters, window to side aspect. Sliding double glazed doors giving access to

## CONSERVATORY

11'6" x 6'9" (3.51m x 2.06m). Of UPVC construction with 2 spotlights and door to side aspect.

## KITCHEN

9'10" x 8'3" (3.00m x 2.51m). Range of fitted units incorporating inset stainless steel sink with drainer, inset 4 ring electric hob, electric double oven, worksurfaces with storage cupboards and drawers under. Matching range of wall mounted storage cupboards, integrated extractor fan, space for fridge/freezer, window and door to

## UTILITY ROOM

With door to Garage, space and plumbing for washing machine, further door providing access to the rear garden.

## BEDROOM 1

13'11" x 10'10" (4.24m x 3.30m). Window to front aspect with lovely views of the Malvern Hills, night storage heater.

## BEDROOM 2

10'10" x 9'5" (3.30m x 2.87m). Window to front aspect with lovely views of the Malvern Hills, night storage heater, door to storage cupboard.

## BATHROOM

Fitted with a coloured suite comprising of a panelled bath with electric shower over, wash hand basin, WC, window to side aspect, airing cupboard and further built-in storage cupboard.

## OUTSIDE

### Front

To the front of the property is a lawned garden with mature shrub borders enclosed by timber fencing. A driveway provides off-road parking and leads to the Garage.

### Rear

The rear garden has been laid to patio for ease of maintenance and has inset shrub and flower borders. There is a greenhouse, shed and outside security lighting.

## GARAGE

With up and over door and fitted storage cupboards. Gas supply pipe.

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.

## COUNCIL TAX

Malvern Hills District Council. Tax band D.

## TENURE

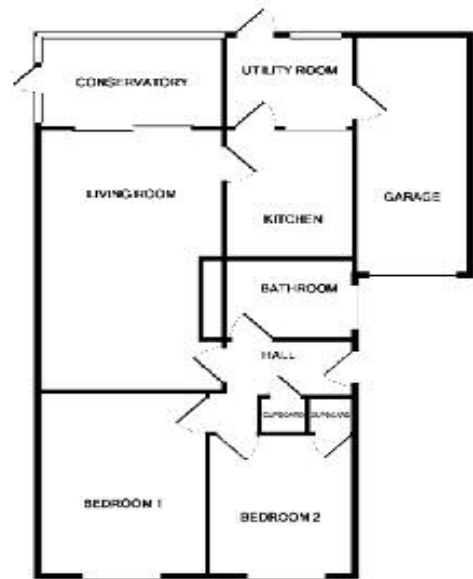
We understand the property to be Freehold.

## SERVICES

Mains Electricity, Water 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.

## DIRECTIONAL NOTE

From our office in Worcester Road proceed right and turn left down Church Street. Proceed straight on at the traffic lights and follow this road to Barnards Green roundabout. Take the fourth exit into Court Road which continues into St. Andrews Road. Take the second road on the left, Geneva Avenue and then turn left into Lucerne Avenue and right into Arosa Drive. Continue to the end of Arosa Drive and turn left into the extension of Arosa Drive. The property can be found on the right hand side as denoted by the Agent's For Sale board.



We believe that the information has been made to ensure the accuracy of the floor plan contained here. Measurements of rooms, windows, doors and other items are for guidance only. Responsibility is held by you and your solicitor to verify measurements. The plan is for information purposes only and should be used as a guide only. Prospective purchasers, the services, grounds and facilities shown here have not been visited and no guarantee as to the accuracy of any information can be given. Made with MetreX 6.0.0.07

