

# Philip Laney & Jolly



## 186 Brookfarm Drive, Malvern, Worcestershire WR14 3SL

- Semi Detached House
- Sitting Room, Treatment/Garden Room
- Dining Kitchen, Cloakroom
- Three Bedrooms, Bathroom
- Pleasant Gardens
- Driveway, Store Room

**Price Guide: £184,950**

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# 186 Brookfarm Drive, Malvern, Worcestershire WR14 3SL

## LOCATION/DESCRIPTION

A semi detached house offering flexible, well presented and easily maintained accommodation that briefly comprises of Entrance Hall, Living Room, Kitchen/Diner, Treatment/Garden Room, Three Bedrooms, Bathroom, Pleasant Gardens, Driveway and Store Room. The property benefits from Gas Fired Central Heating and Double Glazing.

## ENTRANCE

UPVC entrance door with glazed pane to side leading into

## ENTRANCE HALL

With wooden flooring, telephone point, stairs to first floor, doors to

## SITTING ROOM

14'7" x 11'9" (4.46m x 3.58m). With UPVC window to the front aspect, radiator, ceiling light point.

## KITCHEN/BREAKFAST ROOM

14'7" x 11'9" (4.46m x 3.58m). Comprehensively fitted with a range of matching units incorporating inset bowl and half sink with hot and cold mixer tap, base drawers and cupboards, work surfaces over, inset electric oven and 4 ring gas hob with extractor over, tiled splashbacks, matching range of wall mounted storage cupboards, integrated dishwasher, window to the side aspect, space for table and chairs, door to under stairs storage cupboard, radiator, multi-paned double doors leading to

## TREATMENT/GARDEN ROOM

13'8" x 9'0" (4.17m x 2.74m). With sliding double glazed patio doors to the rear aspect, radiator, stainless steel sink fitted into work surface with hot and cold mixer tap and storage cupboards under, window to the rear aspect, radiator, wood effect flooring, door to

## WAITING/UTILITY ROOM

With window and UPVC glazed door to the rear garden, door to garage and further door to

## CLOAKROOM

Having a low level WC, wash hand basin set into vanity unit with cupboard under and tiled splash back.

## BEDROOM 1

11'9" x 8'8" (3.58m x 2.64m). With window to the front aspect, radiator, built in storage cupboard and dressing table.

## BEDROOM 2

11'9" x 9'7" (3.58m x 2.92m). With window to the rear aspect, radiator, built in double wardrobes with hanging rail and shelves.

## BEDROOM 3

8'10" x 6'0" (2.69m x 1.83m). With window to the front aspect, radiator.

## BATHROOM

Fitted with a white suite comprising of a panelled bath with electric shower over and folding shower screen, low level WC, pedestal wash hand basin, radiator, tiled splash back, window to the rear aspect, tiled effect flooring, extractor fan.

## OUTSIDE

### Front

The property is approached over a tarmac driveway providing off-road parking. The front garden is mainly laid to lawn with mature shrub and flower borders. Gated access is provided to the rear garden.

### Rear

Immediately adjacent to the rear of the house is a blocked paved patio area with steps leading up to a raised lawn and then to a decked area. This is adjoined by flower borders and the whole garden is enclosed by panel fencing enjoying a good degree of privacy. There is a useful timber shed.

## STORE ROOM

7'10" x 6'7" (2.39m x 2.01m). With up and over door, courtesy light and window to the side aspect.

## TENURE

We are advised (subject to legal verification) that the property is Freehold.

## VIEWINGS

Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## DIRECTIONS

From our office proceed along Worcester Road and turn left down Church Street. Continue along this road into Barnards Green and at the roundabout take the first exit past the shops and take the right turn into Poolbrook Road. Turn right into Watkins Way, continue to the "T" junction and turn right into Brookfarm Drive and after a some distance, the property will be found on the right as denoted by our 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.

