

Philip Laney & Jolly



5 Kinnersley Road, Malvern, Worcestershire

- Detached Bungalow
- Entrance Hall, Living Room
- Kitchen/Dining Room
- Two Bedrooms, Shower Room
- Driveway, Garage
- Pleasant gardens

Price Guide: £199,500

21 Worcester Road Great Malvern Worcestershire WR14 4QY
www.philiplaneyjolly.co.uk 01684 575100

5 Kinnersley Road, Malvern Worcestershire WR14 1JZ

LOCATION/DESCRIPTION

A detached bungalow offering well planned accommodation, situated in a neighbourhood of similar style properties. The accommodation comprises of Entrance Hall, Living Room, Kitchen/Dining Room, Two Bedrooms, Shower Room, Pleasant gardens, Driveway leading to Garage.

Glazed sliding entrance door leading to Entrance Porch with part glazed door and glazed panel to side, leading into:

ENTRANCE HALL

With radiator, telephone point, built in storage cupboards, door to:

LIVING ROOM

14'7" x 13'11" (4.46m x 4.24m). With stone effect fireplace and hearth, housing a coal effect gas fire, TV aerial point, sliding patio doors leading into

CONSERVATORY

10' x 8'5" (3.05m x 2.57m). Of aluminium construction with double doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM

14'5" x 10'5" (4.39m x 3.18m). Fitted with a range of matching units, inset bowl and a half sink with hot and cold mixer tap, base drawers and cupboards, worksurface over, matching range of wall mounted storage cupboards, extractor fan, window and part glazed door to the rear aspect, ample space for table and chairs, door to storage cupboard, further door to airing cupboard with factory lagged cylinder and slatted shelving, radiator, telephone point.

BEDROOM 1

11'6" x 11'4" (3.51m x 3.45m). With window to the front aspect, radiator.

BEDROOM 2

11'4" x 9'10" (3.45m x 3.00m). With window to the front aspect, radiator.

SHOWER ROOM

Having a refitted white suite comprising of a low level WC, pedestal wash hand basin, double shower cubicle with sliding entry door and thermostatically controlled shower.

OUTSIDE

Front

The property is approached over a paved driveway leading to a GARAGE 16' x 8'6" (4.88m x 2.59m) with up and over door, light and power. The front garden has been gravelled for ease of maintenance and a path leads to provide gated access to the rear garden.

Rear

There is a paved patio area immediately adjoining the rear of the bungalow, this leads to a raised lawn are with mature

shrub and flower borders. The rear garden enjoys a good degree of privacy and has lovely views of the Malvern Hills. There is access to a store room and an outside tap.

SERVICES

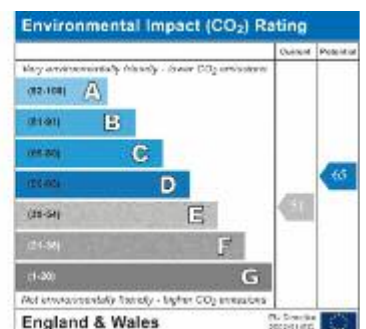
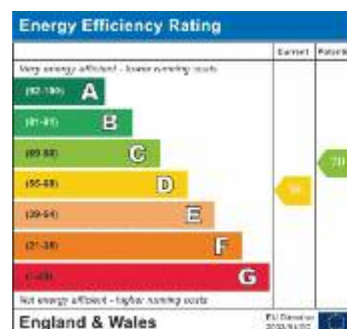
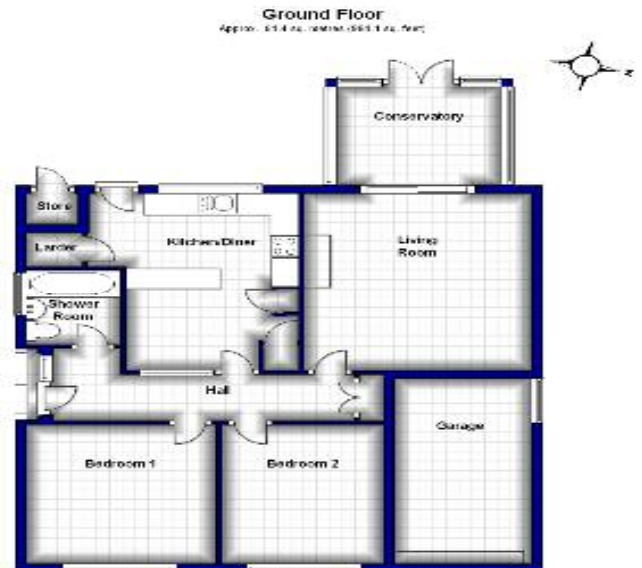
Electricity, Gas, Water and Drainage were laid on to the property and connected at the time of our inspection. We have not carried out any tests on the services, and cannot therefore confirm that they are free from defects or in working order.

VIEWING ARRANGEMENTS

Strictly by arrangement with the Agents. Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From our office in Worcester Road proceed left in the direction of Worcester. At the first set of traffic lights turn left into Newtown Road, continue into Leigh Sinton Road, turn left into Westward Road, right into Kinnersley Road and property is on the left as indicated 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.

