

# Philip Laney & Jolly



## 55 Sherrards Green Road, Malvern, Worcestershire WR14 2ED

- Link Detached Bungalow
- Entrance Hall, Living Room, Kitchen
- Two Bedrooms, Bathroom
- Gas Central Heating, Double Glazing
- Driveway, Garage
- Front & Rear Gardens

**Price Guide: £154,950**

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# 55 Sherrards Green Road, Malvern, Worcestershire WR14 2ED

## LOCATION/DESCRIPTION

A detached bungalow conveniently located within a neighbourhood of similar style properties. The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Two Bedrooms and Bathroom. There is a Driveway, Garage and easily maintained gardens. The property also benefits from gas central heating and double glazing.

## ENTRANCE

Part glazed front door leading into

## ENTRANCE HALL

With access hatch to roof space, radiator, telephone point, doors to

## LIVING ROOM

15'10" x 10'7" (4.83m x 3.23m). With double glazed window to the front, radiator under, ceiling light point.

## KITCHEN

14'6" x 6'2" (4.42m x 1.88m). Fitted with matching units including inset stainless steel sink with hot and cold mixer tap, base drawers and cupboards, space and point for gas cooker, wall mounted storage cupboards, space and plumbing for automatic washing machine, window to the front, tiled splash backs, radiator, wall mounted Worcester boiler.

## BEDROOM 1

11'8" x 9'10" (3.56m x 3.0m). With window to the rear, radiator.

## BEDROOM 2

14'11" x 6'11" (4.55m x 2.11m). With window to the rear aspect, radiator under, door to airing cupboard.

## BATHROOM

Fitted with a matching suite consisting of a panelled bath with hot and cold mixer tap and shower attachment, low level WC, pedestal wash hand basin, tiled splash back, radiator, velux window.

## OUTSIDE

### Front

The property is approached over a gravel driveway leading to a **GARAGE** 16'4" x 9'1" (4.98m x 2.77m) with up and over door, the front garden is laid to lawn and is screened by mature hedge.

### Rear

The rear garden is laid to lawn with shrub borders and enjoys views towards the Malvern Hills.

## TENURE

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

## SERVICES

Mains 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.

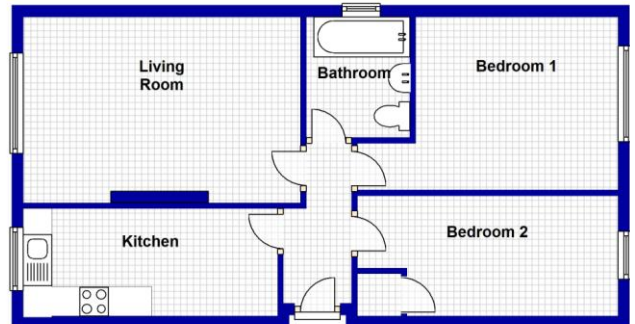
## VIEWING

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

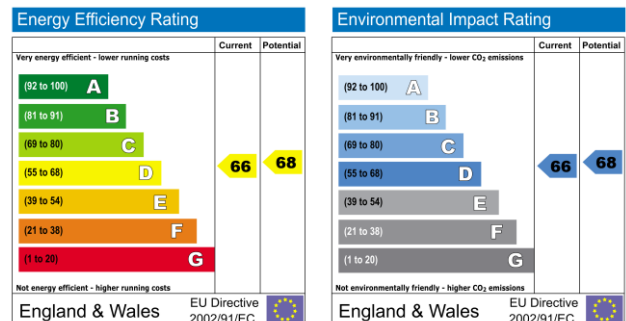
## DIRECTIONAL NOTE

From our office take Worcester Road towards Belle Vue Terrace and take the left turn into Church Street. Continue down the hill for some distance until you reach the Barnards Green roundabout. Then take the first left into Pickersleigh Road, and Sherrards Green Road will be found on the right, the property will be found towards the end of the road on the left as indicated by our For Sale board.

**Ground Floor**  
Approx. 579.8 sq. feet



Total area: approx. 556.9 sq. feet



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.

