Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



12a Cornfield Close, Malvern, WR13 6RS

£430,000

An individual detached three bedroom new build home in a cul-de-sac location in the sought after village of Welland. The property is located in the heart of the village and within walking distance of the school, shop and playing fields, and within catchment for Hanley Castle High School. The modern accommodation, which extends to 1140 square feet, comprises: canopy porch, entrance hall, cloakroom, sitting room, dining kitchen with doors to the west facing rear garden, utility, main bedroom with en-suite, two further bedrooms, main bathroom. Further benefits include: air source heat pump with underfloor heating in the ground floor, double glazing, 10 year build zone warranty, turfed and planted gardens, parking.







12a, Cornfield Close, Welland, Malvern, WR13 6RS











PORCH
Timber porch with gallow brackets and tiled roof.

HALLWAY
Downlighters, underfloor heating.

CLOAKROOM
WC, wash hand basin

SITTING ROOM 13'10" x 13'1" (4.24m x 3.99m)
Front aspect uPVC double glazed window, underfloor heating.

KITCHEN/DINING ROOM 14'2" x 13'10" (4.32m x 4.24m)
Dual aspect with uPVC double glazed windows to the side and doors to the rear, downlighters, double oven, induction hob, integrated dishwasher, tall integrated fridge freezer, quartz worktop, underfloor heating, double glazed doors to rear garden.

UTILITY 9'9" x 6'11" (2.99m x 2.13m)
uPVC double glazed windows to rear aspect, downlighters, stainless steel sink and drainer unit, plumbing and space for washing machine and tumble dryer and tall larder unit, underfloor heating.

FIRST FLOOR LANDING
Doors to:

BEDROOM ONE 10'2" x 9'7" (3.11m x 2.93m)
Rear aspect uPVC double glazed window, double bedroom, radiator.

EN SUITE
Separate shower, WC, wash hand basin, radiator.

BEDROOM TWO 9'11" x 10'3" (3.03m x 3.13m)
Front aspect uPVC double glazed window, double bedroom, radiator.

BEDROOM THREE 11'0" x 12'3" max (3.37m x 3.75m max)
Front aspect, uPVC double glazed window, single bedroom, radiator.

BATHROOM 9'7" x 6'6" (2.93m x 2.00m)
Separate shower, bath, WC, wash hand basin, radiator.

GARDENS AND PARKING
Parking for two vehicles to the fore. West facing rear garden with lawn and planting.

DIRECTIONS

From the Allan Morris office in Great Malvern bear right across Belle Vue Terrace and on to the Wells Road. Follow the road out of town in the direction of Ledbury for approximately 1.5 miles. Take the left hand turn after the Wells Primary school into Upper Welland Road. Follow the road down the hill, going through Upper Welland to a T-junction. Turn left and proceed straight on to the village of Welland. Continue to the centre of the village taking the last turning on the left before the crossroads into Cornfield Close. Follow the road around and the property can be found on the right hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries on the property please call us on 01684 561411 or email malvern@allan-morris.co.uk.

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Allan Morris estate agents

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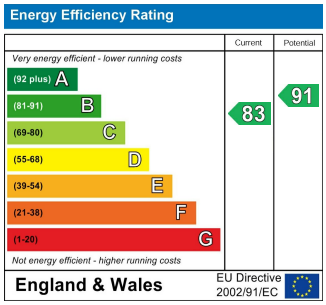
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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Air source heat, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.



OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

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