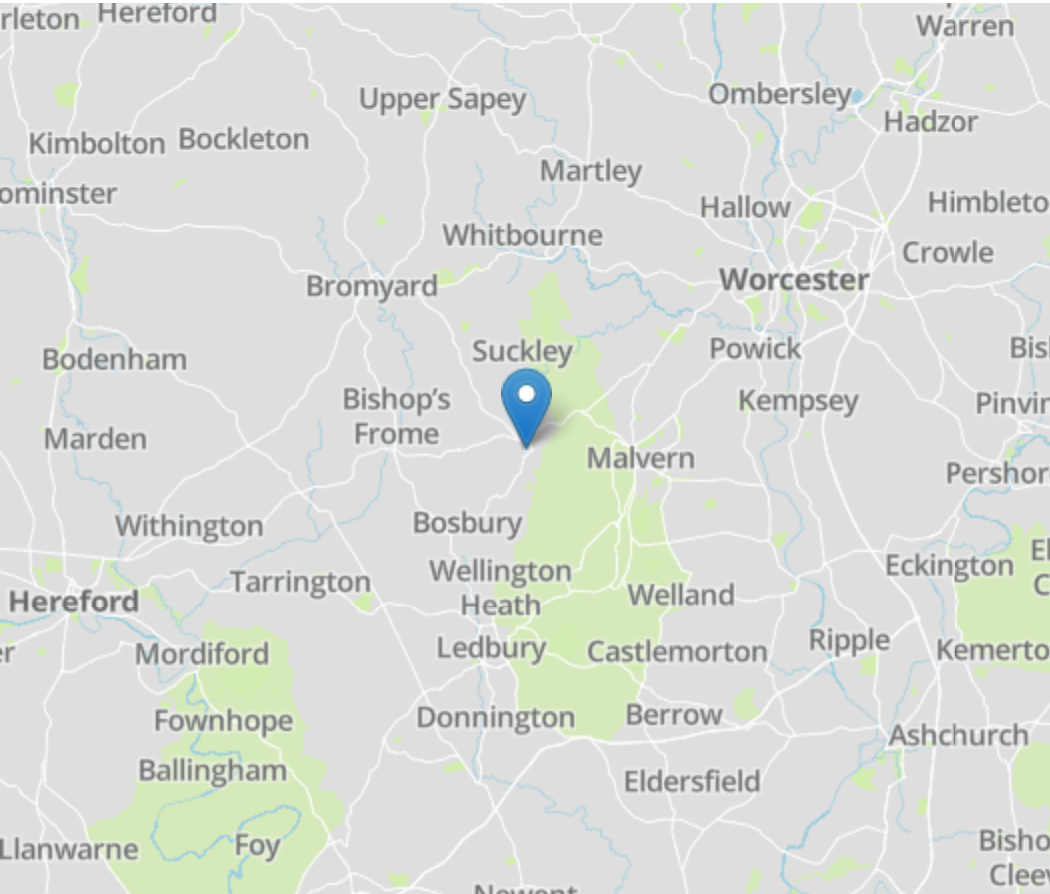




DIRECTIONS



GENERAL INFORMATION

Tenure

Freehold.

Please note there is a Management Fee of £240 pa payable for maintenance of any communal areas.

Services

All mains services are connected.

Outgoings

Council Tax: Band C

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	84	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

19 Malvern Oaks Close

Cradley Malvern WR13 5NE

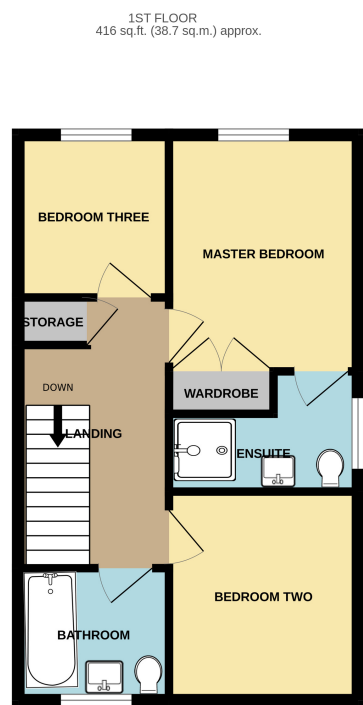
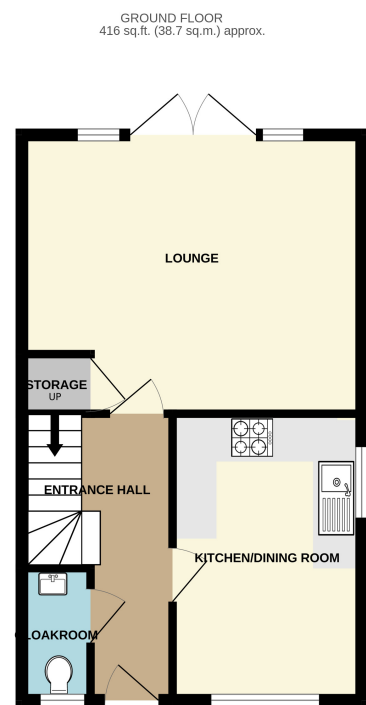
£290,000



- Set in a popular village location.
- An immaculately presented semi-detached house.
- Three Bedrooms.
- Two Bathrooms.
- Delightful Enclosed Garden.
- Useful Home Office.
- Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA - 832 sq.ft. (77.3 sq.m.) approx.
Made with Metropix ©2025

19 Malvern Oaks Close

Situation and Description

Malvern Oaks Close is situated within the very popular village of Cradley which has a good range of amenities to include Village hall, Church, Post Office/General Store/Butchers and Doctors Surgery with Pharmacy.

Number 19 comprises an immaculately presented semi-detached house which was constructed in 2021 and has the benefit of 6 years NHBC guarantee remaining.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, doors to:

Cloakroom

with window to front, low flush w.c., pedestal wash basin, tiled splashbacks, radiator.

Kitchen/Dining Room

8' 2" x 14' 9" (2.49m x 4.50m) with window to front and side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built in four ring gas hob with stainless steel extractor hood over, eye level electric oven, integrated dishwasher and fridge/freezer, eye level wall cupboards, and concealed wall mounted gas fired boiler, tiled splashbacks, power points, ceiling spot lights, radiators, laminate flooring.

Lounge

15' 9" x 13' 0" (4.80m x 3.96m) with double doors and window to rear opening onto the garden, radiator, power points, laminate flooring.

First Floor

Landing

with hatch to roof space, power points, door to Airing Cupboard. Doors to:

Master Bedroom

8' 6" x 10' 10" (2.59m x 3.30m) with window to rear, radiator, power points, double doors to built-in wardrobe. Door to:

En-Suite

with window to side, shower cubicle, low flush w.c., pedestal wash hand basin, tiled splashbacks, radiator.

Bedroom Two

8' 8" x 9' 9" (2.64m x 2.97m) with window to front with views towards the Malvern hills, radiator, power points.

Bedroom Three

6' 11" x 7' 7" (2.11m x 2.31m) with window to rear, radiator, power points.

Bathroom

with window to front, panelled bath with shower over, low flush w.c., vanity unit with wash basin and cupboards under, tiled splashbacks, radiator, extractor fan, ceiling spot lights.

Outside

Approach

The property is approached from Malvern Oaks Close via a tarmacadam driveway with parking for several cars, and delightful front garden with raised well stocked shrub and floral beds with pathway leading to the front door.

Garden

The rear garden can be accessed via a wooden side gate and forms a delightful feature of the property which comprises a good size gravelled seating area with pergola over, adjacent patio. A path leads to a further area of garden with Garden Shed and shrub and floral beds. The garden is enclosed on all sides.

Home Office

with double doors and window, having power points, underfloor heating and is fully insulated.



Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ✔ Kitchen/Dining Room
8'2 x 14'9 (2.49m x 4.50m)
- ✔ Lounge
15'9 x 13' (4.80m x 3.96m)
- ✔ Master Bedroom
8'6 x 10'10 (2.59m x 3.30m)
- ✔ Bedroom Two
8'8 x 9'9 (2.64m x 2.97m)
- ✔ Bedroom Three
6'11 x 7'7 (2.11m x 2.31m)

And there's more...

- ✔ Immaculately Presented.
- ✔ Semi-Detached House.
- ✔ Three Bedrooms.
- ✔ Two Bathrooms.
- ✔ Delightful Garden.
- ✔ Home Office.
- ✔ Ample Off Road Parking.