



22 Sling Lane, Malvern, WR14 2TU

Price Guide £450,000

Situated in this highly desirable residential side road within easy walking distance of local shop and amenities, this detached three bedroomed property offers comfortable living accommodation with the potential, relevant permissions allowing, to develop. In brief, the accommodation comprises: hallway, guest WC, dining kitchen with pantry, rear hallway with utility area, living room opening to the rear garden. To the first floor are two double and one single bedrooms and the shower room. The garden and views to the Hills make this a very special home, being level and enclosed and having a good sized sun studio, plus a car port and off road parking. In need of some modernisation, but well looked after.

VIEWINGS COMMENCING 28 APRIL 2025. NO CHAIN SALE



22, Sling Lane, Malvern, WR14 2TU

ENTRANCE

Approached over pathway to storm porch with step up to double glazed front door opening into:

HALLWAY

Stairs to first floor, radiator, power point, understairs storage cupboard with shelving, power point, fuse box.

GUEST WC

Obscure double glazed window, wall mounted hand basin, radiator, close coupled WC.

DINING ROOM 11'3" x 10'2" (3.45m x 3.1m)

Radiator, shelving, power points, archway through to:

KITCHEN 11'7" x 4'5" (3.54m x 1.35m)

Range of wall and base units, rear facing double glazed window, inset stainless steel sink unit, under counter fridge, electric cooker, pantry with shelving and light.

UTILITY ROOM 14'5" x 4'5" (4.41m x 1.35m)

Obscure glass double glazed door to front, boiler room with Worcester central heating boiler, base units with stainless steel sink unit, radiator, power points, Bosch freezer and washing machine, White knight tumble dryer, double glazed door to rear garden.

LIVING ROOM 16'8" x 13'1" (5.1m x 4m)

Front facing double glazed window and rear facing double glazed patio doors, twin side facing double glazed windows, radiator, fireplace with inset log burner, power points, shelving.

LANDING

Front facing double glazed window, access to loft and space, power point, airing cupboard.

BEDROOM ONE 17'4" x 7'6" (5.31m x 2.3m)

rear facing double glazed window offering the lovely views, radiator, power points, radiator.

BEDROOM THREE 10'2" x 7'6" (3.12m x 2.3m)

Rear facing double glazed window offering the lovely views, radiator, power points.

BEDROOM TWO 9'10" x 10'3" (3m x 3.14m)

Rear facing double glazed window with garden and Hill views, power points, radiator.

SHOWER ROOM

Having a glazed shower cubicle, obscure double glazed window, close coupled WC and hand basin.



EXTERNALLY

To the rear of the property is a generous level and enclosed garden, essentially laid to lawn with different rooms. A patio with inset flower bed leads to the first lawn with flower bed and borders, summer house and walkway to further flagged seating area and steps to another lawn, well stocked shrub and flower beds, rose garden and another lawned area with garden shed and stream. To the far side of the first patio is a further wooden shed, pathway to the front with gate and step up to the carport with electric up and over door. The house sits back from the road with a foregarden that is essentially laid to lawn and a driveway allowing off road parking and leading to the car port.

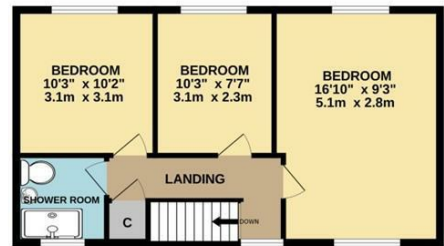
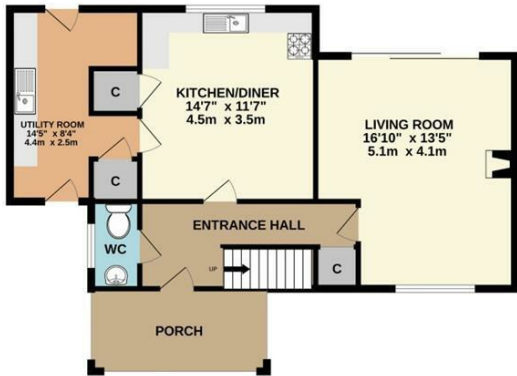
DIRECTIONS

From the office on Church Street proceed down the hill past past the traffic lights then turn left into Albert Road North. From Albert Road North turn right into Sling Lane where number 22 can be found at the bottom of the road on the right hand side.



GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: Mains gas, 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.

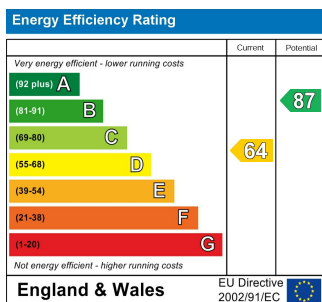
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: D64 Potential: B81

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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