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## Tanhouse Lane, Malvern, WR14 1TZ

Price Guide £300,000

- Semi Detached
- Kitchen/Breakfast Room
- Off Road Parking
- Gas Central Heating & Double Glazing
- Excellent Location
- Two Reception Rooms
- Two Bedrooms
- Garage
- Exceptionally Large Rear Garden
- NO CHAIN



# 22 Tanhouse Lane, Malvern WR14 1TZ

A well proportioned two bedroom semi detached property situated in a desirable location, offering good size accommodation with scope for improvement. VIEWING ESSENTIAL. EPC - D



Council Tax Band: B







## LOCATION AND DESCRIPTION

Occupying a prime position in a desirable residential area on the outskirts of Malvern just a couple of miles away from the town centres of Malvern Link, Great Malvern and Barnards Green. Malvern is a location surrounded by nature's outstanding beauty including the Malvern Hills and is also a favourite for those who have interest in the arts. Some of the country's leading private schools and good state schools are situated close by as well as local amenities including a wide variety of leisure and shopping facilities, transport links and railway stations. The property offers an exciting opportunity for modernisation/improvement. Access is via a UPVC front door opening into:-

### LOUNGE

12'0 (max) x 11'1

Ceiling light, front facing double glazed window, radiator and fireplace. Door to:-

### DINING ROOM

12'0 (max) x 10'8

Ceiling light, rear facing double glazed window, rear facing double glazed door giving access to the rear, radiator, fireplace, stairs to the first floor and door to:-

### INNER HALLWAY

Ceiling light, rear facing single glazed door giving rear access and doors to:-

### KITCHEN/BREAKFAST ROOM

14'3 x 9'10 (max)

Ceiling strip light, front facing double glazed window, radiator, and useful storage cupboard housing a wall mounted 'Worcester' boiler. There are a range of wall, base and drawer units, roll top work surface over, tiled splashback, stainless steel sink with matching drainer, mixer tap and space for appliances.

### DOWNSTAIRS SHOWER ROOM

11'0 (max) x 5'6

Ceiling light, side facing double glazed opaque window and radiator. There is a three piece suite consisting of shower cubicle with shower over, wash hand basin with pedestal and a low level W.C.

### LANDING

Loft access and doors to:-

### BEDROOM ONE

12'0 (max) x 11'0

A good size principal bedroom with ceiling light, front facing double glazed window, feature fireplace and radiator.

### BEDROOM TWO

10'10 x 9'4 (max)

Another double bedroom with ceiling light, rear facing double glazed window, radiator and feature fireplace.

### OUTSIDE

To the front of the property is a driveway offering off road parking, there is side pedestrian access to the rear via a wooden gate and a slabbed path leads to the front door.

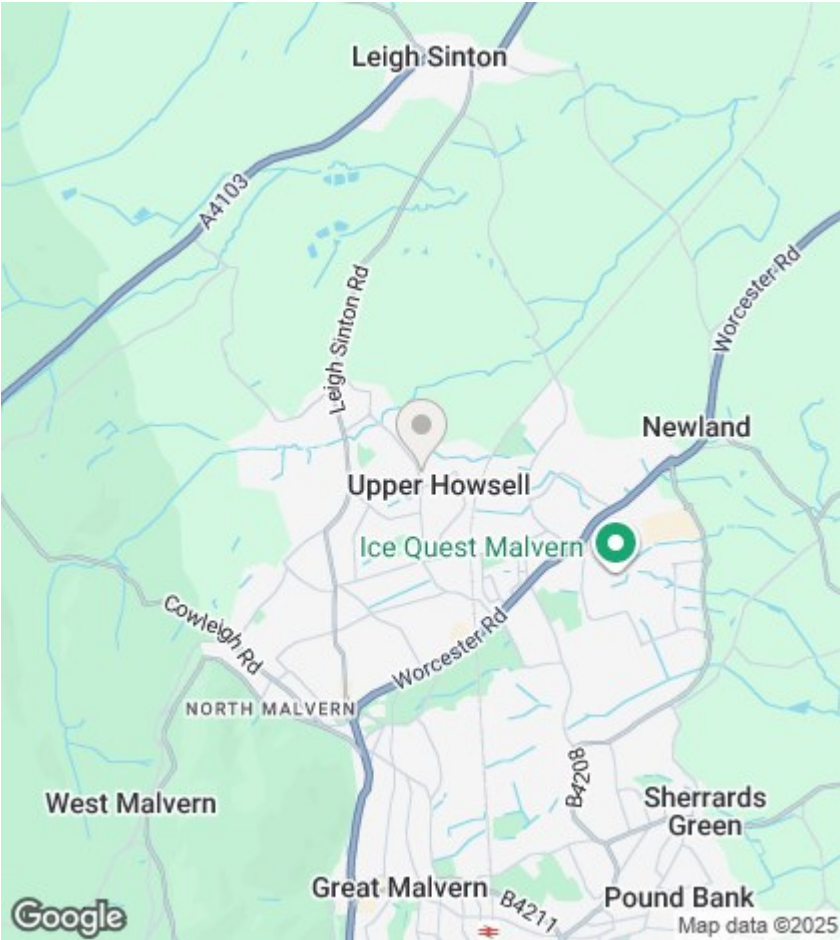
To the rear of the property is a large established garden mainly laid to lawn, with some mature shrubs and two wooden sheds in situ. The garden offers the potential to extend the property and scope for further re-design and landscaping.

### SINGLE GARAGE

With double wooden doors, strip light, power and radiator.

### SERVICES

We believe all mains services are connected to the property but this has not been verified.



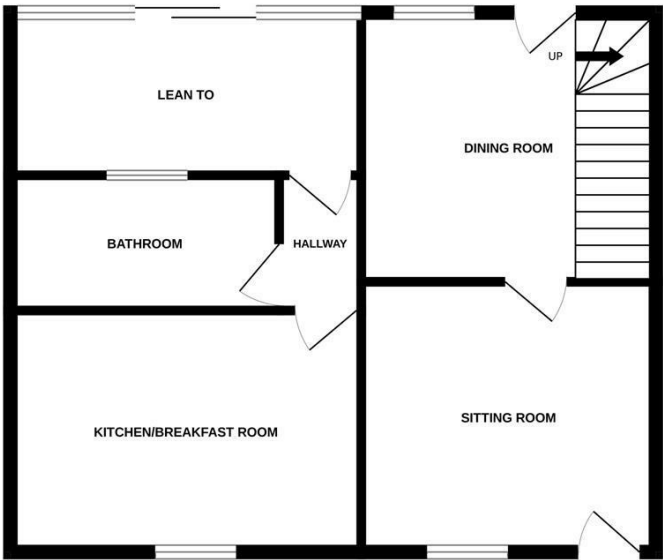
Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

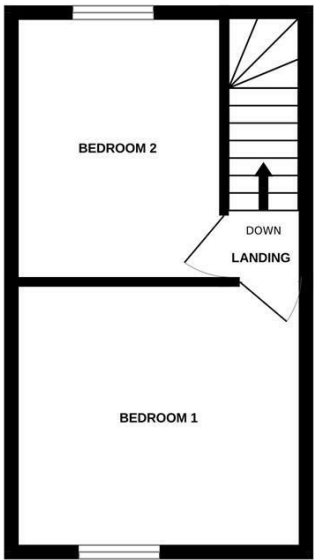
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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