

Philip Laney & Jolly



107 Wells Road, Malvern, WR14 4PD
Price £650,000



A spacious 4 bedroom detached house with panoramic views of the Severn Valley, landscaped gardens, a garage and off street parking. This home is well presented with double glazing throughout, gas central heating and a garden room. Briefly comprising 4 bedrooms, the master bedroom with a dressing room and en-suite, a further en-suite to the second bedroom and family bathroom. The ground floor comprises of a kitchen breakfast room, utility room, dining room, sitting room and WC. EPC -C

ENTRANCE

UPVC double glazed front door (with obscure glass) into:

ENTRANCE HALLWAY

Wooden laminate flooring. Staircase with fitted carpet and understairs storage. Alarm panel. Radiator and ceiling light point. Alarm panel. Doors to sitting room, kitchen and dining room.

KITCHEN/BREAKFAST ROOM

12'6" x 11'10" (3.8 x 3.6)
Wooden UPVC double glazed window to rear aspect with views across the Severn Valley and UPVC double glazed window to side aspect with fitted blinds. Fitted kitchen with a range of wood effect wall and base units with granite effect worktops. Ceramic sink and a half with chrome taps and drying rack. Built-in 'Neff' electric oven and 4 ring gas hob with overhead extractor. Integrated 'Bosch' dishwasher and under counter fridge. Space for fridge freezer. Ceiling light point and 4 x ceiling spotlights. Laminate floor boards. Radiator.

DINING ROOM

13'1" x 9'6" (4 x 2.9)
Wooden UPVC double glazed window to front aspect (with fitted blinds). Radiator and ceiling light point. Fitted carpet.

UTILITY ROOM

7'3" x 5'11" (2.2 x 1.8)
Wooden UPVC double glazed window to side aspect (with fitted blinds). Space for washer/dryer. 'Franke' composite sink and 2 way tap. Overhead cupboard. Extractor fan and ceiling light point. Laminate flooring. Fuse board and radiator. Loft hatch. UPVC double glazed door to rear garden.

SITTING ROOM

17'9" x 12'10" (5.4 x 3.9)
UPVC wooden bay window to rear aspect (with fitted blinds). Ceiling light point and 4 x wall lights. Radiator and fitted carpet.

WC

UPVC obscure double glazed window to front aspect (with fitted blinds). Ceramic sink with chrome taps and low level WC. 'Worcester Bosch' boiler. Chrome heated towel rail. Extractor fan and ceiling light point. Laminate flooring.

FIRST FLOOR LANDING

Loft hatch. 2 x ceiling light points. Radiator and fitted carpet.

BEDROOM 1

13'5" x 12'10" (4.1 x 3.9)
UPVC French doors to a wooden framed balcony with views across the Severn Valley. Radiator and ceiling light point Fitted carpet. Door to ensuite and step down to:

DRESSING ROOM

9'6" x 9'2" (2.9 x 2.8)
Window to rear aspect (with fitted blinds). Radiator and ceiling light point. Fitted carpet. Loft access.

ENSUITE

Walk-in shower with chrome shower head and tiled splash back, ceramic sink with storage under and chrome 2 way tap and low level WC. Electric back-lit mirror. Chrome heated towel rail. 2 x ceiling spotlights. Tiled flooring.

BEDROOM 2

12'2" x 11'2" (3.7 x 3.4)
Wooden UPVC double glazed window to rear aspect (with fitted blinds). Radiator and ceiling light point. Fitted carpet. Door to:





ENSUITE.

UPVC obscure glazed window to side aspect. Shower cubicle with 'Mira' electric shower, ceramic sink with chrome taps and low level WC. 3 x ceiling spotlights. Extractor fan. Tiled flooring.

BEDROOM 3

12'10" x 7'7" (3.9 x 2.3)

Wooden UPVC double glazed window to front aspect (with fitted blinds). Radiator and fitted carpet. Ceiling light point.

BEDROOM 4

12'10" x 8'10" (3.9 x 2.7)

Wooden UPVC double glazed window to front aspect (with fitted blinds). Radiator and ceiling light point. Fitted carpet.

FAMILY BATHROOM

Wooden UPVC obscure double glazed window to front aspect (with fitted blinds). Panelled bath with chrome taps and faucet and tiled splashback, ceramic sink with storage under and low level WC. Storage cupboard with mirror. 2 x shaver points. Extractor fan and 4 x ceiling spotlights. Radiator and tiled flooring.

OUTSIDE - FRONT

A timber gate leads onto a tarmac driveway with ample off road parking space for 4 vehicles. Access to the garage.

OUTSIDE - REAR

Gravelled terrace with mature plants and shrubs, with far reaching views of the Severn Valley. A gravelled path steps down to a terrace with a path giving side access to driveway. The terrace continues onto a paved patio with steps leading to the garage. A further path leads down to a lawned garden with 2 x vegetable planters and a rockery planted with a variety of mature shrubs. There is a seating area at the bottom of the garden with feature pond, garden shed with light and electrics and lovely views looking back at the Malvern Hills.

GARDEN ROOM

21'4" x 12'6" (6.5 x 3.8)

Triple aspect building with UPVC double glazed windows. Wooden door with storage space behind. Radiator and 2 x ceiling light points. Tiled flooring.

TENURE

We understand (subject to legal verification) that the property is freehold. Council Tax Band: E

SERVICES

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

FLOORPLAN

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from 09.00 to 17:00 Monday to Friday and 10:00 to 14:00 on Saturdays.

Broadband Malvern

We understand currently Full Fibre Broadband is available at this property. You can check and confirm the type of Broadband availability using the Openreach fibre checker: <https://www.openreach.com/fibre-checker>

Mobile Coverage - Malvern

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website. <https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

Council Tax MHDC

We understand the council tax band presently to be : Malvern Hills District Council <https://www.tax.service.gov.uk/check-council-tax-band> (Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

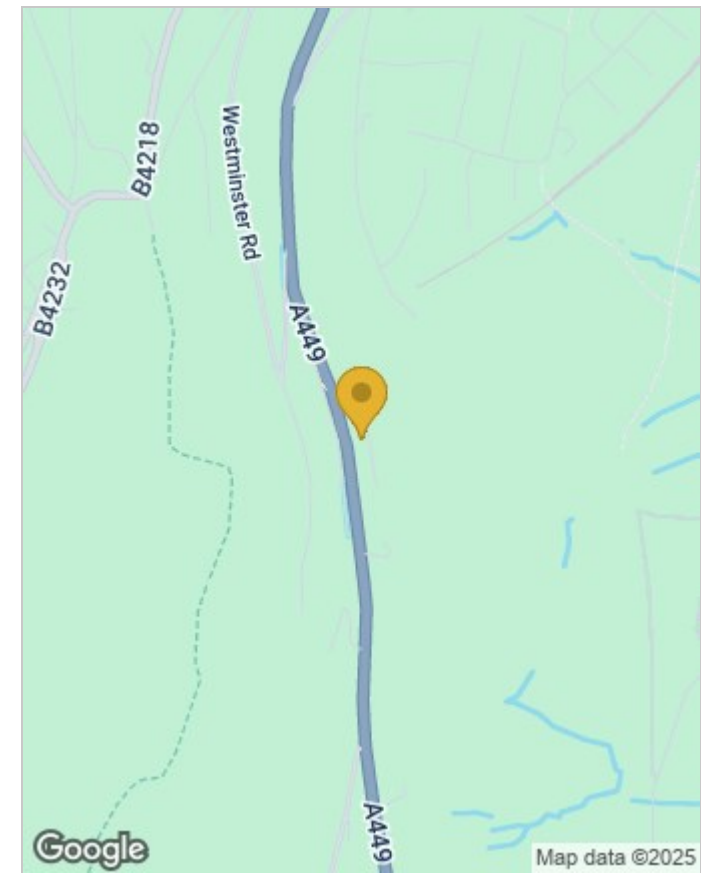
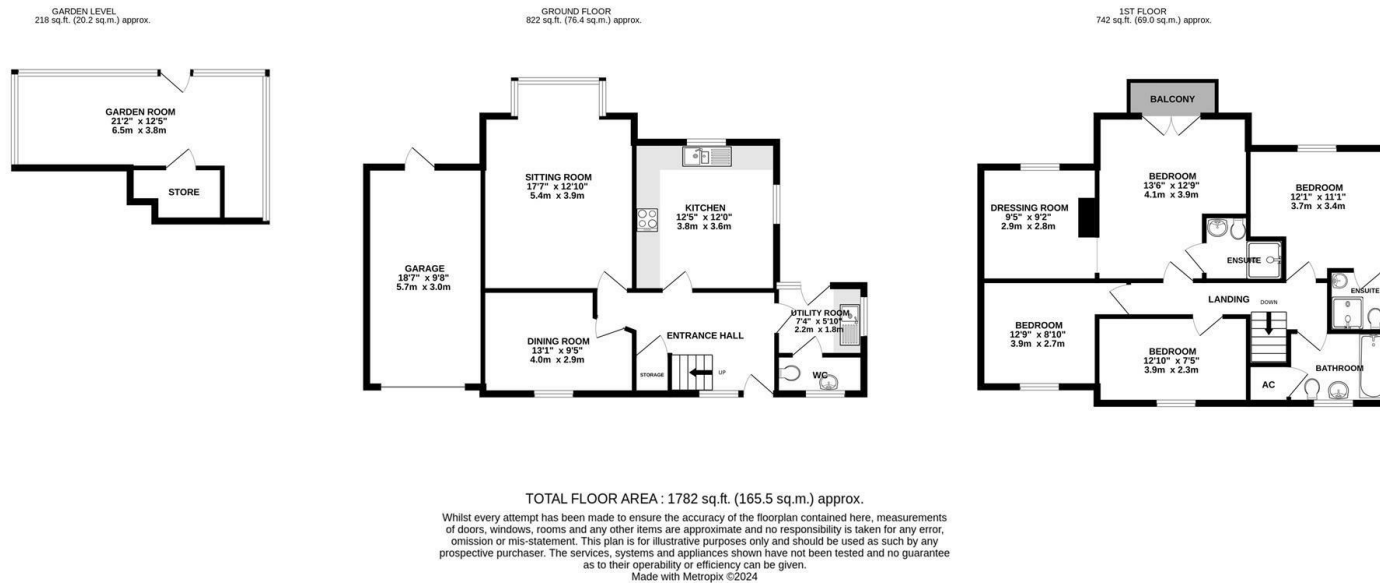
Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Property to sell? Malvern

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.



Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(81-91) A		81
(61-80) B		
(41-60) C	69	
(21-40) D		
(11-20) E		
(1-10) F		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		