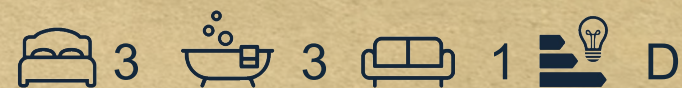




1 Walton Mews Hanley Road, Malvern, WR14 4PH
Price £345,000



A lovely 3 bedroom end terrace family home situated in the popular area of Malvern Wells. This Mews style property offers versatile accommodation over 3 floors and briefly comprises of: spacious kitchen/dining room on the ground floor, sitting room, bedroom and family bathroom to the 1st floor and two bedrooms (both with ensuite shower rooms) on the 2nd floor. The front aspect benefits from views across the Severn Valley and the property is well positioned for easy access to the Malvern Hills and motorway network. Outside offers a mixture of lawn and patio areas, garden shed, garage and allocated parking space. EPC - D

GROUND FLOOR

UPVC glazed porch and door. Tiled flooring and ceiling spotlight. Obscure glazed door into:

KITCHEN/DINING ROOM

21'0" x 14'1" (6.4 x 4.3)

Stone tiled flooring with staircase rising to sitting room. Feature fireplace with tiled hearth and wooden mantel. Ceiling light point and two radiators. Fuseboard.

Kitchen fitted with a range of wall and base units with vinyl work tops over. Under counter lighting. Stainless steel sink with chrome tap. Integrated fridge/freezer and dishwasher, electric double oven with 4 ring electric hob and overhead extractor fan. Space and plumbing for washing machine and additional white good. Understairs storage and pantry. 6 x ceiling spotlights.

FIRST FLOOR

SITTING ROOM

18'8" x 14'9" (5.7 x 4.5)

Two double glazed windows to front aspect with views across the Severn Valley. Obscure glazed door to side aspect leading to terraced garden. Feature fireplace with tiled hearth and marble mantelpiece. Fitted carpet. Radiator and ceiling light point. Stairs rising to 2nd floor.

BEDROOM 3

12'2" x 11'10" (3.7 x 3.6)

UPVC double glazed window to rear aspect. Built-in wardrobe and dressing table. Radiator and ceiling light point. Fitted carpet.

FAMILY BATHROOM

UPVC obscure glazed window to rear aspect. Panelled bath with overhead chrome shower, ceramic sink with chrome 2 way taps and low level WC. Tiled walls and flooring. 2 x shaving points. Heated towel rail. Airing cupboard (housing `Worcester Bosch` combi boiler). Ceiling light point.

SECOND FLOOR LANDING

UPVC double glazed window with fitted blinds to side aspect. Storage cupboard. Ceiling light point and fitted carpet.





BEDROOM 1

14'9" x 12'2" (4.5 x 3.7)

UPVC double glazed window to side aspect with fitted blinds. Glazed door leading to cast iron balcony to front aspect. Original cast iron fireplace with wooden mantelpiece. Radiator and fitted carpet.

ENSUITE

UPVC obscure glazed window to side aspect with fitted blinds. Walk-in shower cubicle with chrome faucet, ceramic sink with chrome taps and low level WC. Heated towel rail. Ceiling light point and tiled flooring.

BEDROOM 2

11'10" x 11'10" (3.6 x 3.6)

UPVC double glazed window to rear aspect. Built-in wardrobe. Radiator and ceiling lights. Fitted carpet. Door to:

ENSUITE.

Walk-in shower with chrome tap, ceramic corner sink with 2 way chrome tap and low level WC. Extractor fan and tiled flooring.

OUTSIDE

Paved terraced garden with far reaching views of the Malvern Hills. A path leads to a lawned area, with a further paved patio area. Storage shed and outdoor water supply. Right of way access to Grundys lane.

A separate gravelled courtyard garden with allocated parking space.

TENURE

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

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.

REDRESS

PL&J are members of The Property Ombudsman scheme.

GARAGE

With power and lighting.

COUNCIL TAX MHDC

We understand the council tax band presently to be : C

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).

Broadband

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

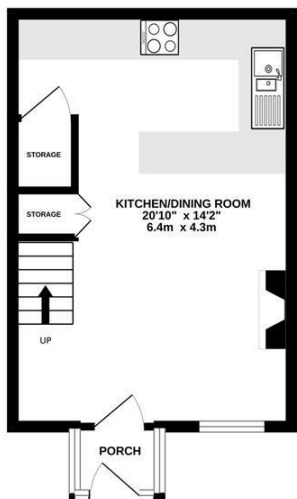
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

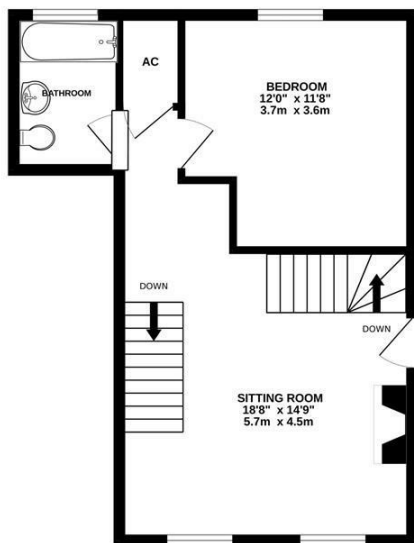
Verifying ID

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.

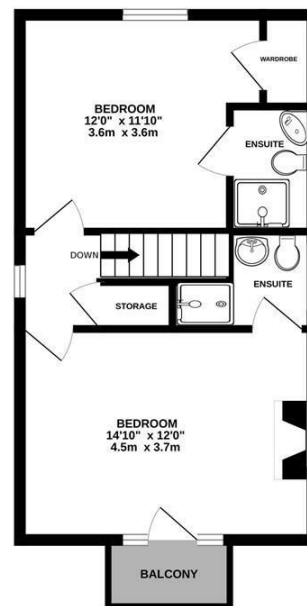
GROUND FLOOR



1ST FLOOR



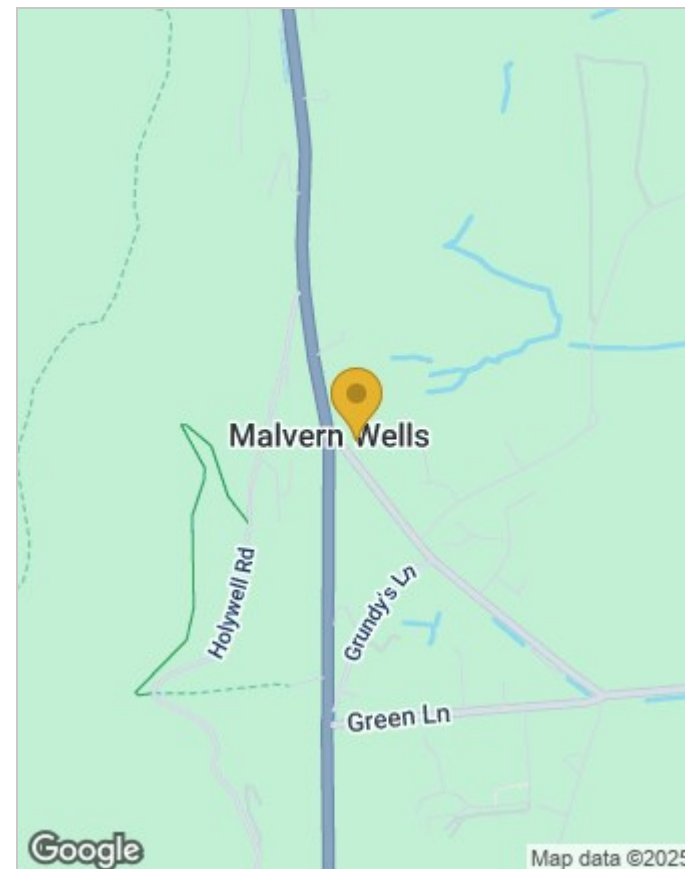
2ND FLOOR



TOTAL FLOOR AREA : 1259sq.ft. (117.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & Wales		EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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