



23 Croftdown Court, Malvern, WR14 3HZ  
Price £730,000





**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ MALVERN TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

Nestled in the heart of Great Malvern, this beautifully presented four-storey, three/four bedroom semi-detached home offers flexible accommodation in a prime location. The town, Malvern Hills, theatre and railway station are within easy walking distance. Boasting far-reaching views over the Severn Valley to the front and of North Hill from the rear, the property is perfectly positioned for those seeking a blend of convenience, the local amenities and scenic charm. Double glazed timber windows and doors throughout.

The property is accessed via the ground floor entrance into a welcoming hallway, leading to a sitting room, separate WC and kitchen. The stylish fitted kitchen, boasting integrated appliances and a central island, is perfect for entertaining. French doors open onto a generous decked seating area offering an ideal outdoor entertaining space. Stairs lead to the Lower Ground Floor, where a spacious utility room and large double garage with workshop and storage space can be found. The first floor features two well-proportioned bedrooms, a family bathroom, and an L-shaped living room with a study space, providing flexible accommodation to suit a variety of needs. The second floor is dedicated to the impressive master suite, complete with a spacious bedroom and dressing area and en-suite bathroom.

The rear benefits from an enclosed terraced landscaped garden, which is mainly laid to lawn. The front of the property features a charming yellow gage tree, adding to the property's curb appeal. Additional benefits include two private parking spaces to the front of the garage and additional shared visitor's parking. EPC - C

**GROUND FLOOR**

**ENTRANCE**

Stained timber part glazed door into:

**ENTRANCE HALLWAY**

Window to front aspect. Door to sitting room with arch leading to hallway. Ceiling coving and tiled flooring.

**SITTING ROOM**

Windows to front and side aspects. Doors to storage cupboard. Radiator and underfloor heating. Ceiling spotlights.

**INNER HALLWAY**

Door to covered side walkway. Doors to WC, kitchen/diner and storage cloaks cupboard, also housing fuse box. Karndeian flooring. Radiator. Stairs rising to first floor and stairs down to lower ground floor.

**WC**

Obscure window to side aspect. Pedestal hand wash basin and low level WC. Radiator and extractor fan. Karndeian flooring.

**KITCHEN/DINER**

Windows to side and rear aspects and French doors opening onto a decked seating area and the rear garden. Modern fitted kitchen with a range of wall and base units with granite worksurface and floral splashbacks. Under cupboard lighting. Integrated fridge freezer, dishwasher and oven. 4 ring induction hob with stainless steel extractor hood over. One and a half bowl stainless steel sink and drainer with Insinkerator. Central island providing further storage with granite worksurface. Radiator and Karndeian tiled floor with underfloor heating. Ceiling spotlights.

**BASEMENT**

**HALLWAY**

Doors to utility room and double garage. Radiator.

**UTILITY ROOM**

Spacious utility room with high double glazed windows to the rear aspect. Range of wall and base units with space for washing machine and tumble dryer. Roll top work surface with stainless steel sink and drainer with tiled splashback. Extractor fan. Wall mounted 'Worcester Bosch' gas boiler. Space for additional fridges/freezers. Radiator and Karndeian tiled flooring.







#### DOUBLE GARAGE

Two up and over doors. Power, lighting and water tap. Useful storage/workshop space with parking for two cars. Two further parking spaces to the front of the garage.

#### FIRST FLOOR LANDING

Doors to bedrooms, bathroom, living room and airing cupboard (housing hot water cylinder). Stairs rising to second floor.

#### LIVING ROOM

Large L shaped room with two windows to front aspect, with far reaching views. Two radiators.

#### BEDROOM 2

Window to rear aspect, overlooking the garden and the Malvern Hills. Radiator.

#### BEDROOM 3

Window to rear aspect with views of the rear garden and the Malvern Hills. Radiator.

#### BATHROOM

Obscure window to side aspect. Bath, separate shower cubicle, pedestal hand wash basin and low level WC. Part tiled walls and flooring. Radiator and extractor fan.

#### SECOND FLOOR LANDING

Door to master bedroom suite. Radiator.

#### MASTER BEDROOM/DRESSING ROOM

Irregularly shaped room with windows to front and rear aspects and French doors onto tiled balcony, with far reaching views over the Severn Valley. Three radiators and access to loft storage.

#### ENSUITE BATHROOM

Ceiling Velux window with views of the hills. Corner bath with separate walk-in shower, pedestal hand wash basin and low level WC. Part tiled walls and flooring. Radiator. Ceiling spotlights and extractor fan.

#### OUTSIDE - FRONT

The property is approached via a block-paved driveway with off road parking area for two cars in front of the double garage. Lawned area planted with a yellow gage plum tree and steps leading up to the front door. Decked walkway to side and rear.

#### OUTSIDE - REAR

The enclosed terraced landscaped garden features a spacious decked seating area, ideal for relaxation and outdoor dining. Planted borders add a splash of colour, while steps lead up to a well-maintained lawned terrace providing an inviting space to enjoy the outdoors with lovely views of North Hill and beyond. Practical features include external power and lighting and outside tap, convenient for gardening and outdoor activities.

#### COUNCIL TAX MHDC

We understand the council tax band presently to be : F (Malvern Hills District Council)

(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.

#### FLOORPLAN

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

#### TENURE

We understand that the property is offered for sale Freehold within a mixed development, where there are also communal grounds. Freehold and leasehold of the grounds are owned by residents collectively (Croftdown Court Residents Management Co). Current service charge is £480 per annum.

#### BROADBAND

We understand currently Full Fibre Broadband to the cabinet 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>

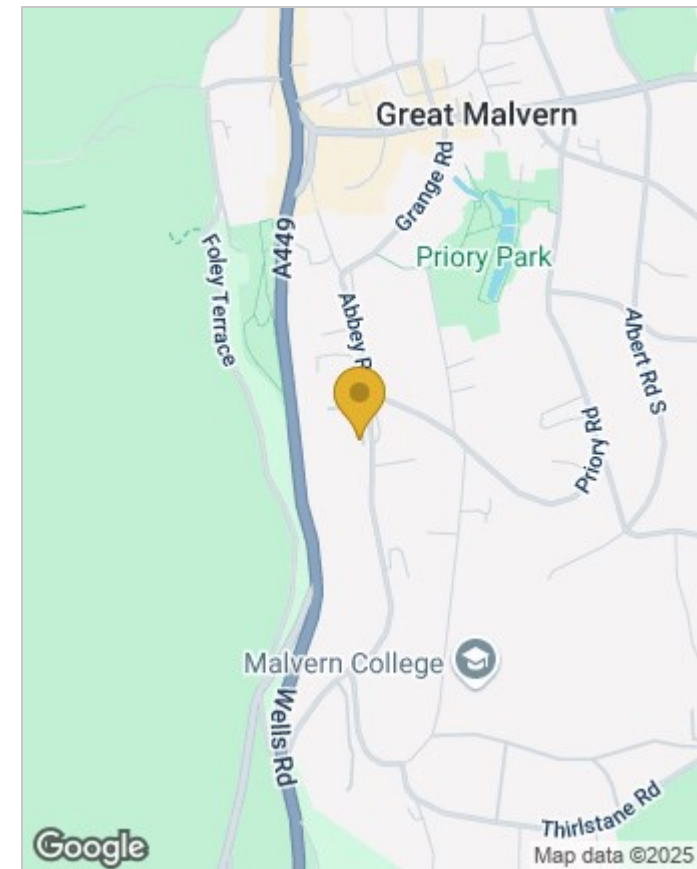
#### SERVICES

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.





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 |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 78                      | 85        |
|                                             | 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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