

Philip Laney & Jolly



22 Upton Road, Worcester, WR2 4TA  
Guide Price £365,000





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

Coming to market for the first time since 1927, Philip Laney & Jolly are proud to present this 3 bedroom semi detached family home. nestled in an elevated position in the heart of Callow End and occupying a larger than average plot. The property offers scope for significant development (subject to the necessary consents) and is situated within close proximity of the local school, pubs and local shop and with easy access to Malvern and Worcester and national road and rail links. For sale with no onwards chain. EPC - E

## **GROUND FLOOR**

### **ENTRANCE PORCH**

Wooden porch and front door with single glazing. Tiled flooring leading through to wooden door with obscure single glazing into:

### **HALLWAY**

Fitted carpet. Radiator and ceiling light point. Doors to understairs storage and lounge/diner. Stairs rising to first floor. Obscure glazed door leading to:

### **LOUNGE/DINER**

22'4" x 15'1" (6.8 x 4.6)

Double glazed French doors to rear aspect and UPVC double glazed window to front aspect with curtains and rails. Fireplace with brick surround, tiled mantel piece and stone hearth and gas fire. Two radiators and ceiling light points. Fitted carpet. Obscure glazed door leading to:

### **KITCHEN**

11'0" x 8'8" (3.36 x 2.63)

Two UPVC double glazed windows to front and side aspects. Kitchen fitted with a range of wall and base units with built-in 'Logic' electric oven and 4 ring 'Firenzi' gas hob with 'Firenzi' extractor fan. Stainless steel sink with drying rack and chrome tap. Tiled splash back. Built-in breakfast bar. Space for washing machine and fridge freezer. Consumer unit. Radiator and two ceiling light points. Glass door leading to:

### **FIRST FLOOR**

Two UPVC double glazed windows to front aspect. Radiator and fitted carpet. Loft access and doors to bedrooms and bathroom.

### **BEDROOM 1**

11'2" x 10'11" (3.4 x 3.33)

UPVC double glazed window to front aspect with curtains. Radiator and ceiling light point. Fitted carpet.







#### **BEDROOM 2**

11'11" x 11'3" (3.62 x 3.42)

UPVC double glazed window to rear aspect with curtains. Built-in airing cupboard (housing water cylinder). Ceiling light point and radiator. Fitted carpet.

#### **BEDROOM 3**

8'6" x 7'7" (2.6 x 2.3)

UPVC double glazed window to rear aspect. Radiator and ceiling light point. Fitted carpet.

#### **BATHROOM**

UPVC obscure glazed window to rear aspect. Panelled bath with chrome taps and 'Triton' overhead shower, ceramic sink with chrome taps and tiled splashback and low level WC. Radiator and ceiling light point. Fitted carpet.

#### **OUTSIDE**

Gated access from Upton Road with a path leading to the front door. The garden is mainly laid to lawn and planted with a variety of trees and shrubs. The lawned gardens lead around to the side and rear. There are two sheds and a brick-built outbuilding offering ample storage. A concrete path leads to a further lawned garden with greenhouse, rear vehicle access, further shed and driveway providing off road parking for 4/5 vehicles. The property has right of way to the rear.

#### **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.

#### **UTILITY**

UPVC double glazed door leading to garden and UPVC double glazed window to rear aspect with fitted curtains. Space for tumble dryer. Marble effect counter top. Ceiling light point. Tiled flooring.

#### **REDRESS**

PL&J are members of The Property Ombudsman scheme.

#### **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 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**

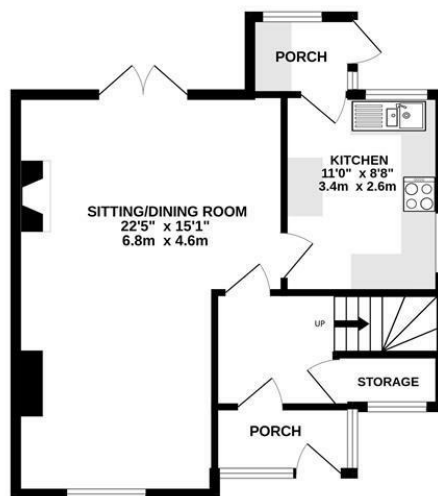
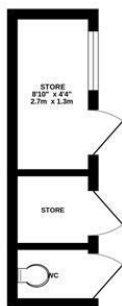
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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



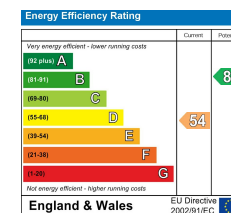
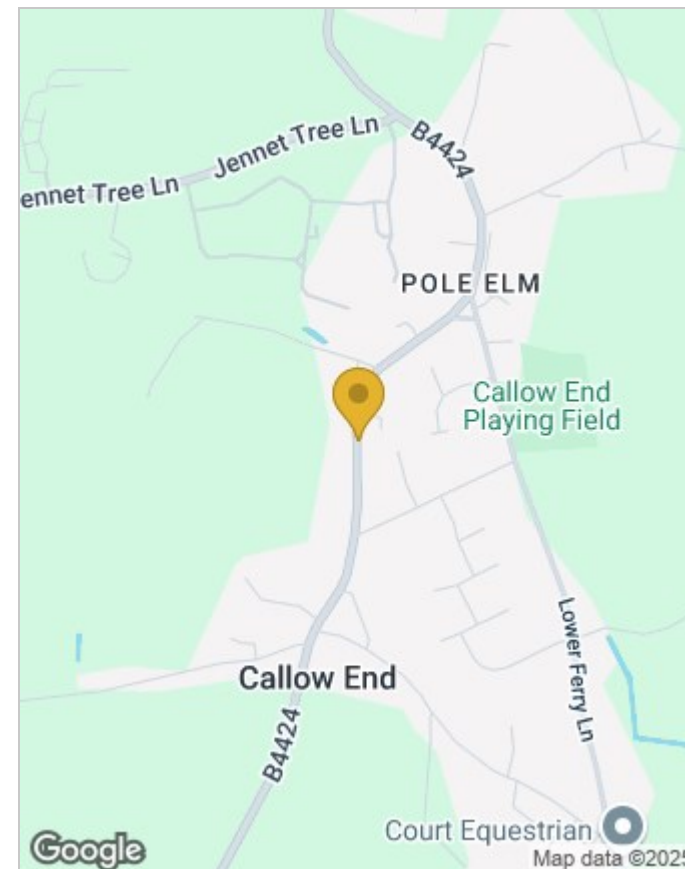
GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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## 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.

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