



4 Lower Ferry Lane, Worcester, WR2 4UH
Price £310,000



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

A 3 bedroom semi detached property enjoying a convenient location within the sought after village of Callow End. The property is well placed for access to Malvern, Worcester and the M5 motorway at junction 7, and is within walking distance to a village shop, a well respected Primary School and several pubs. The accommodation briefly comprises of: entrance hallway, sitting room, kitchen/diner, utility room, conservatory and downstairs family bathroom. There is off road parking to the front for several vehicles and a larger than average, south west facing rear garden planted with a variety of established trees. The property is being sold with no onward chain. EPC - D

GROUND FLOOR

UPVC obscure glazed front door into:

ENTRANCE HALLWAY

Understairs storage. Fitted carpet. Ceiling light point and radiator. Doors to kitchen/diner and sitting room. Stairs rising to first floor.

SITTING ROOM

16'1" x 12'2" (4.9 x 3.7)

Double glazed window to front aspect. Gas fireplace (disconnected) with wooden mantle and marble hearth. Radiator and ceiling light point. Fitted carpet. Double glazed wooden French doors leading to conservatory.

KITCHEN/DINER

13'5" x 12'2" (4.1 x 3.7)

Double glazed window to side aspect. Kitchen fitted with a range of wall and base units with marble effect vinyl worktops. Stainless steel sink with chrome tap and draining board. Tiled splash back. Space for fridge freezer and washing machine. 'Hotpoint' gas double oven with 4 ring gas hob. Fuseboard. Tiled flooring. Radiator and 6 x ceiling spotlights. Doors to utility and bathroom.

UTILITY ROOM

7'7" x 4'11" (2.3 x 1.5)

Under counter storage with vinyl worktops over. Vinyl flooring. 'Worcester Bosch' boiler. Heating thermostat. Ceiling light point.

CONSERVATORY

14'9" x 10'6" (4.5 x 3.2)

UPVC double glazed roof and windows to side and rear aspects. Wood effect laminate floorboards. 2 x ceiling spotlights. French doors to patio and rear garden.

FAMILY BATHROOM

Obscure glazed window to rear aspect. Panelled bath with chrome taps, walk-in shower with tiled splashback and chrome taps/shower head, ceramic sink with chrome taps and low level WC. Ceiling light point. Wall mounted mirror and tiled flooring.





FIRST FLOOR LANDING

Double glazed window to front aspect. Loft hatch. Fitted carpet. Doors to storage cupboard and bedrooms. Thermostat.

BEDROOM 1

13'5" x 12'2" (4.1 x 3.7)

Double glazed window to rear aspect. Door to cupboard housing hot water tank. Radiator and ceiling light point. Fitted carpet.

BEDROOM 2

12'2" x 7'10" (3.7 x 2.4)

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

BEDROOM 3

Double glazed window to front aspect. Radiator and ceiling light point. Fitted carpet.

OUTSIDE - FRONT

Block paved driveway providing off road parking for several vehicles with path leading to the front door. Lawned front garden planted with a variety of mature shrubs. Side access to rear garden. External light.

OUTSIDE - REAR

A south west facing garden mainly laid to lawn and planted with a variety of mature trees including a Himalayan Birch, Maple, Acer and Yew. A paved patio with gravelled area provides an ideal space for some alfresco dining. A Westmorland stone rockery to the left with a number of raised flower beds. A further patio to the rear with garden shed.

Tenure

We understand (subject to legal verification) that the property is freehold.

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.

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 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 - Malvern

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

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

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.

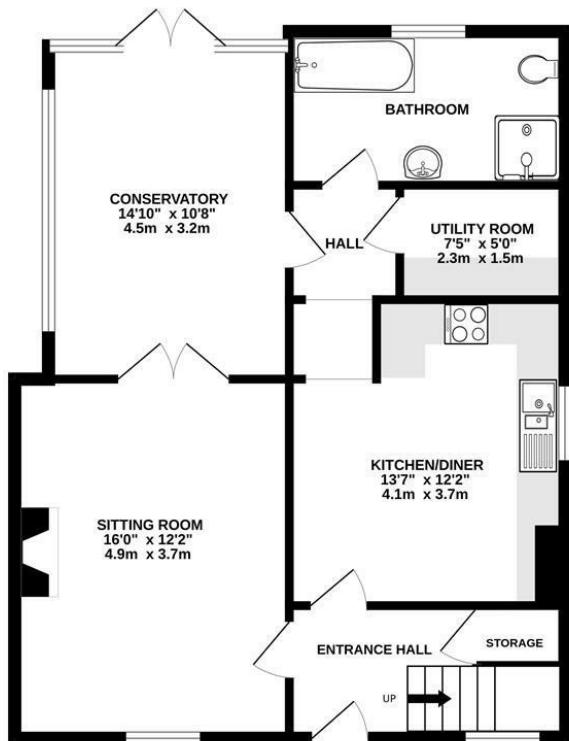
Verifying ID - Malvern

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.

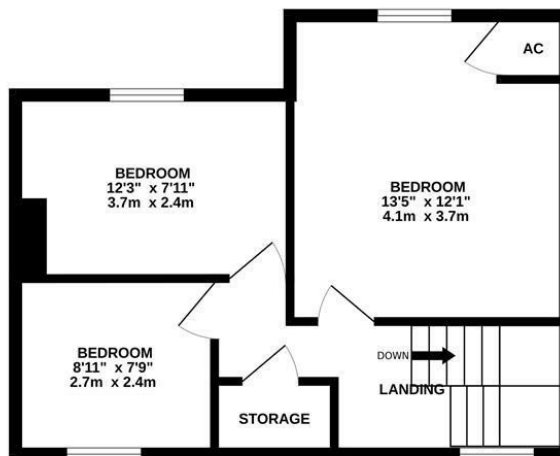
Viewings

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.

GROUND FLOOR
731 sq.ft. (68.0 sq.m.) approx.

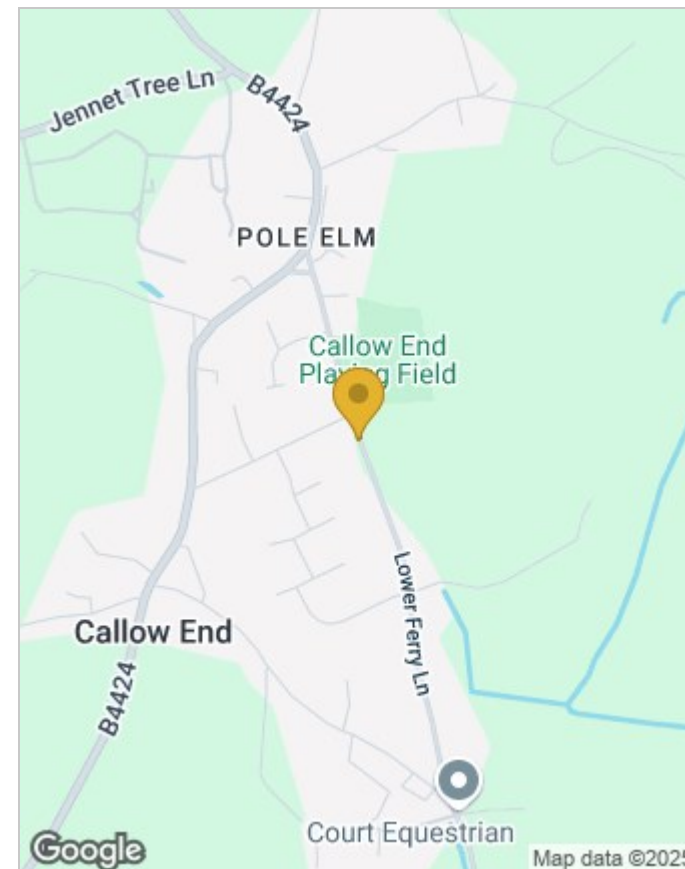


1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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	Possible
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		66
(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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