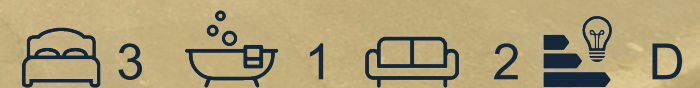


Philip Laney & Jolly



5 Merton Road, Malvern, WR14 1ND  
Price £235,000





Philip Laney & Jolly are pleased to bring to market 5 Merton Road—a charming Victorian end-of-terrace home offering three bedrooms and excellent potential for modernisation. Located in a sought-after residential area close to the amenities of Malvern Link and within easy reach of Malvern Link railway station, the property enjoys a convenient and well-connected setting.

The ground floor features a welcoming hallway with a study area, an open-plan kitchen/dining space, a comfortable sitting room, and a downstairs WC. Upstairs comprises three bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front, a separate garage, and a private rear courtyard garden. Additional features include double glazing and gas central heating. Marketed to reflect the work that is required. Offered for sale with No Onward Chain. EPC - D

**GROUND FLOOR**

**ENTRANCE**

Wooden obscure glazed front door into:

**HALLWAY**

Wooden UPVC double glazed window to front aspect. Laminate wood flooring. Original staircase leading to first floor landing. Radiator and two ceiling light points. Doors to sitting room, kitchen and downstairs WC. Cupboard housing fuseboard and electric meter. Hallway leads through to:

**STUDY AREA**

6'11" x 6'11" (2.1 x 2.1)

Study area with space for desk and chair.

**SITTING ROOM**

15'5" x 11'10" (4.7 x 3.6)

Wooden bay double glazed windows to the front aspect. Gas fireplace with tiled hearth. Original picture rail and cornicing. Bookshelf. Radiator, ceiling light point and two wall light points. Carpet.

**DINING ROOM**

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

Wooden double glazed wooden window to rear aspect and double glazed door leading out to rear garden. Gas fireplace with hearth and mantle. Original picture rail. Radiator and ceiling light point. Wood effect laminate flooring.

**KITCHEN**

8'6" x 6'11" (2.6 x 2.1)

Wooden double glazed window to rear aspect. Range of wall and base units with stone effect vinyl worktop over with tiled splashback. Space for washing machine, tumble dryer and fridge freezer. Stainless steel sink with chrome taps. 'New Home' electric double oven and 4 ring electric hob. 'Candy' extractor fan. 'Worcester Bosch' immersion boiler and gas meter. Vinyl flooring.

**WC**

Ceramic sink and low level WC. Tiled walls. Ceiling spotlight and laminate floor.

**FIRST FLOOR LANDING**

Wooden double glazed window to side aspect. Original wooden floorboards. Wall light and radiator. Loft hatch. Doors to bedrooms and bathroom.

**BEDROOM 1**

15'5" x 11'10" (4.7 x 3.6)

Two double glazed wooden windows to front aspect. Two ceiling light points and two radiators. Bookshelf and picture rail. Carpet.

**BEDROOM 2**

12'6" x 11'10" (3.8 x 3.6)

Double glazed wooden window to rear aspect. Four spotlights. Radiator and picture rail. Carpet.







### BEDROOM 3

10'2" x 6'11" (3.1 x 2.1)

Wooden double glazed window to side aspect. Radiator and picture rail. Three spotlights. Carpet.

### BATHROOM

Obscure double glazed window to side aspect. Panelled bath with overhead 'Triton' electric shower and tiled splashback, ceramic sink with chrome taps and low level WC. Chrome heated towel rail. Airing cupboard with hot water cylinder. Tiled effect vinyl floor and three ceiling spotlights.

### OUTSIDE

The property benefits from off road parking to the front with planted border. The rear courtyard is mainly laid to concrete and is planted with a range of mature shrubs in a raised border.

### GARAGE

Brick-built with a concrete base and wooden double doors. Window to the rear aspect.

### 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.

### 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>

### 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).

### 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.

### Mobile Coverage

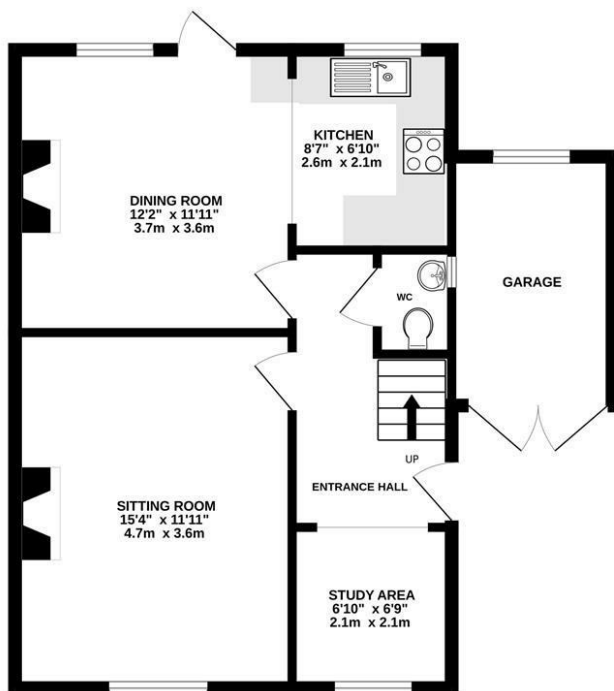
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

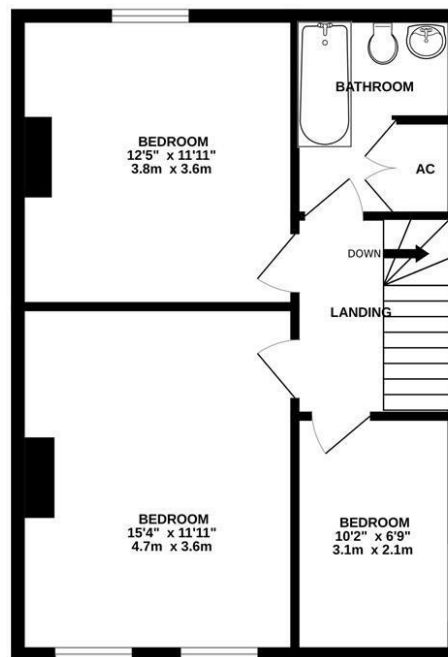
### Viewings

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  
573 sq.ft. (53.2 sq.m.) approx.



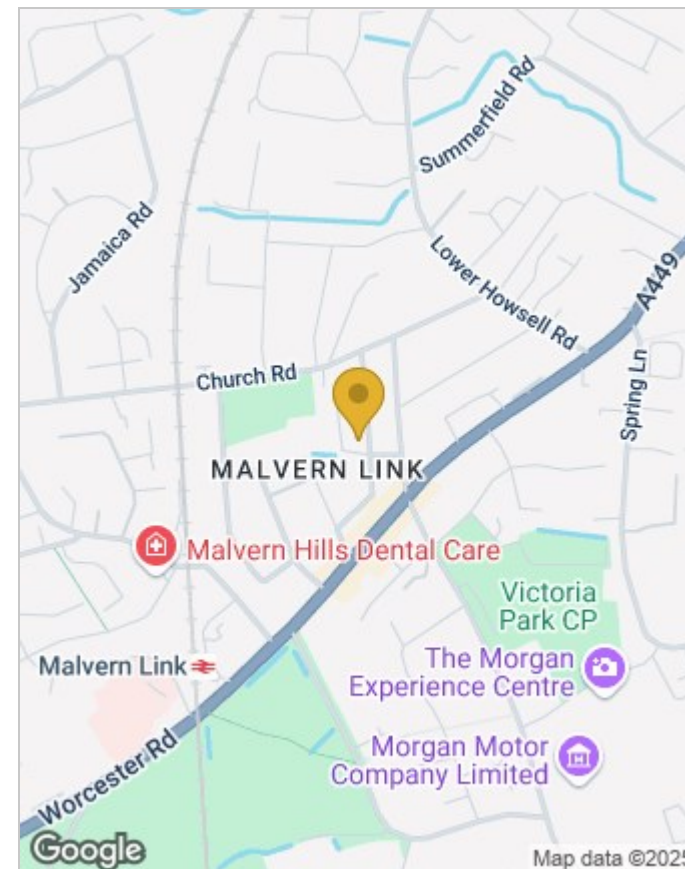
1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.0 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <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		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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