

Philip Laney & Jolly



110 Leigh Sinton Road, Malvern, WR14 1LF

Price £320,000

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Philip Laney & Jolly Malvern, Worcestershire welcome to the market 110 Leigh Sinton Road. A most inviting and well presented three-bedroom semi-detached house that presents an exceptional opportunity for both families and first-time buyers. The property enjoys a well-thought-out layout, featuring two inviting reception rooms that provide ample space that lead seamlessly into a conservatory perfect for enjoying the garden views throughout the seasons. The kitchen is functional and well-equipped,

The three bedrooms are generously sized, offering comfortable living spaces for all family members. The bathroom is conveniently located to serve the bedrooms, ensuring practicality for daily routines. Outside, the property benefits from both front and rear gardens, providing a lovely outdoor space with the benefit of ample storage and greenhouse. Off-road parking is available, along with a garage, adding to the convenience of this charming home.

Its prime location in a popular residential area ensures that you are close to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community. Do not miss the chance to view this delightful home.

ENTRANCE HALL

Composite front door and obscure double glazed window to side aspect. Built-in storage cupboard and understairs storage cupboard. Ceiling light point and radiator. Wooden flooring and stairs rising to first floor.

LIVING ROOM

Double glazed window to front aspect. Ceiling light point and radiator. Open fire with feature tiled hearth and surround. Wooden flooring.

DINING ROOM

Gas fire with surround. Wooden flooring. Radiator and ceiling light point. Sliding patio doors leading into:

CONSERVATORY/GARDEN ROOM

Part brick construction with double glazed windows and French doors leading to the rear garden. Laminate flooring.

KITCHEN

Double glazed window to rear aspect and double glazed door to side aspect. Kitchen fitted with a range of white gloss wall and base units with worksurface over. 'Bosch' 5 ring gas hob, double oven and extractor. One and a half sink and drainer. Space for fridge freezer.

LANDING

Obscure double glazed window to side aspect. Ceiling light point. Boarded loft providing ample storage (no ladder). Power and lighting.

BEDROOM 1

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





BEDROOM 2

Two double glazed windows to rear aspect. Radiator and ceiling light point.

BEDROOM 3

Double glazed window to front aspect. Built-in storage. Radiator and ceiling light point.

BATHROOM

Two obscure double glazed windows to side aspect. P shaped bath with rainfall shower attachment, wash hand basin inset to vanity unit and low level WC. Chrome heated towel rail. Built-in airing cupboard. (housing wall mounted boiler). Tiled walls.

OUTSIDE - FRONT

Wrought iron gates open to driveway. Remaining area laid to lawn with raised vegetable borders. Gated access to the side of the property.

UTILITY ROOM

Space and plumbing for washing machine. Power and lighting.

GARAGE

Two windows and door to side aspect. Double wooden doors to the front.

OUTSIDE - REAR

Private rear garden enclosed by fencing and laid to lawn with patio area. The garden is planted with a variety of established trees and shrubs. Garden pond and external power and lighting. Two sheds.

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.

TENURE

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

VIEWING

Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

DIRECTIONS

From our offices in Great Malvern proceed in the direction of Worcester and at the first set of traffic lights turn left into Newtown Road and continue onto Leigh Sinton Road, past Dyson Perrins School where the property can be found on the right hand side as denoted by the agents' for sale board.

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).

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>

Broadband

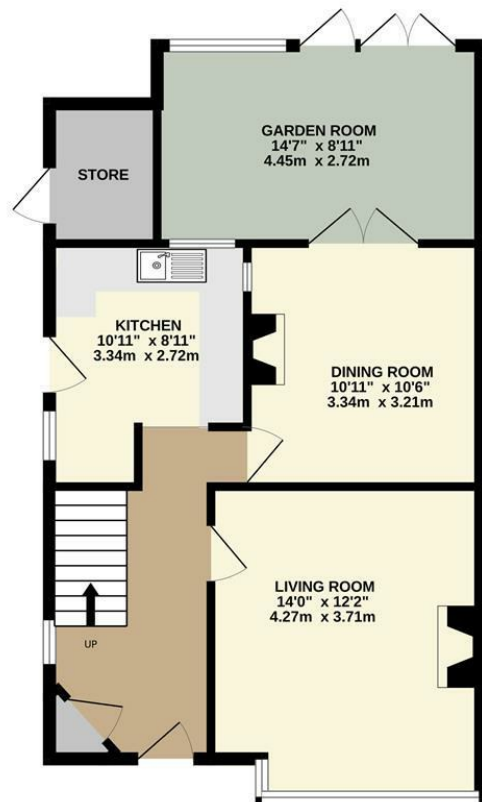
We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

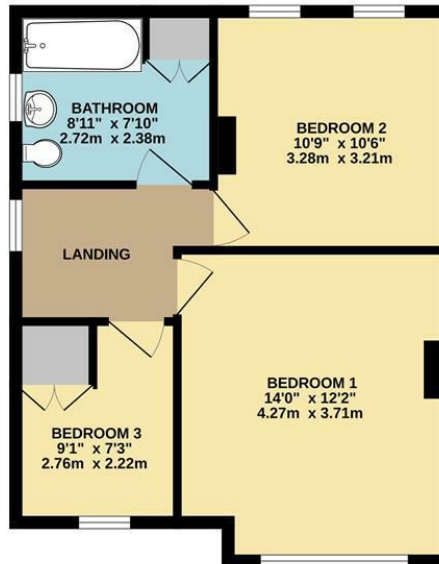
<https://www.openreach.com/fibre-checker>



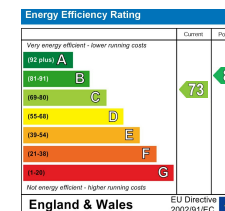
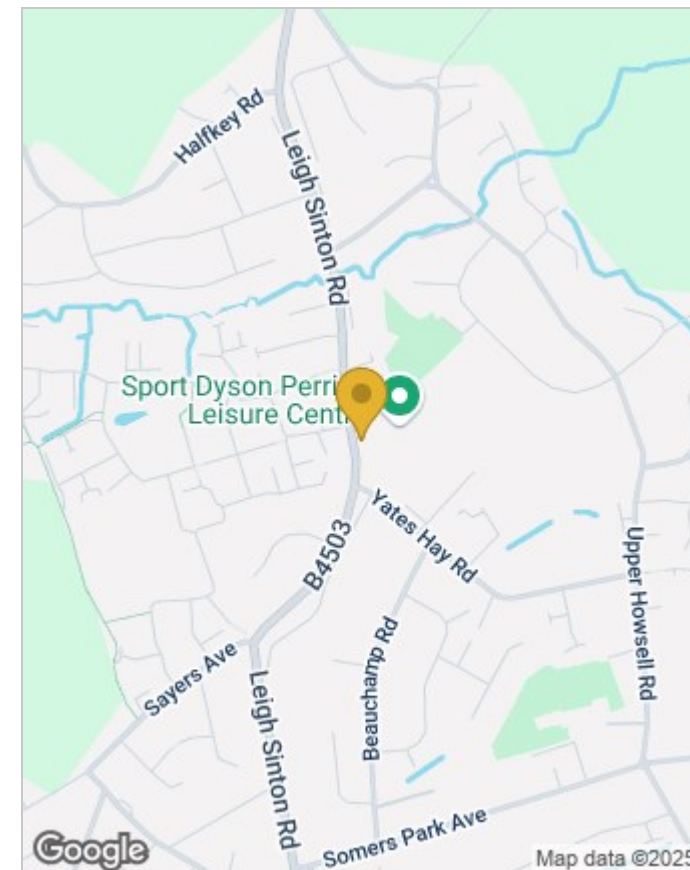
GROUND FLOOR



1ST FLOOR



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

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<https://www.pljworcester.co.uk/>