

Philip Laney & Jolly



109 Newtown Road, Malvern, WR14 1PE  
£475,000





Philip Laney & Jolly welcome to the market this property in the charming town of Malvern. Located on Newtown Road, this wonderfully presented semi-detached home offers an excellent opportunity for families seeking a spacious and well-appointed home. The property boasts a delightful blend of contemporary living and original features, creating a warm and inviting atmosphere.

Upon entering, you are welcomed by an entrance hall that leads to two well-proportioned reception rooms, perfect for both relaxation and entertaining. The dining kitchen is a highlight, offering ample space for family meals whilst enjoying a rear aspect outlook. With four bedrooms, including three doubles, there is plenty of room for everyone.

The property is equipped with two bathrooms/shower room, ensuring convenience for busy mornings. Outside, you will find a driveway that accommodates parking for two vehicles, a valuable asset in this sought-after area. The well-maintained private rear garden is a true gem, providing a peaceful retreat for outdoor activities or simply enjoying the fresh air.

Located close to the shops and amenities of Great Malvern, this home offers both comfort and convenience. Whether you are looking to settle down in a vibrant community or seeking a family-friendly environment, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

**Ground Floor**

**Entrance**  
Part glazed UPVC front door.

**Entrance Hall**  
Ceiling light point. Stairs rising to first floor. Doors off to living room and sitting room.

**Living Room**  
UPVC double glazed sash window to front aspect. Picture rail and three wall lights. Radiator.

**Sitting Room**  
UPVC double glazed window to front aspect. Built-in shelving and storage cupboards. Wood burner set in brick-built fireplace with slate slabs. Picture rail. Ceiling light point and radiator. Door to:

**Dining Kitchen**  
Two UPVC double glazed sash windows to rear aspect. UPVC stable door to rear garden. Kitchen fitted with a range of wall and base units with laminate roll top work surface. Stainless steel sink and drainer. 4 point gas hob with glass splash back and double oven. Integrated dishwasher. Space for fridge freezer. Tiled floor. Brick-built fireplace with light and base units with work surface over. Two ceiling light points and two wall lights. Door to:

**WC**  
Wall mounted 'Worcester' boiler (installed in 2016 with guarantee until 2025). Low level WC. Consumer unit and under stairs storage. Ceiling light point.

**First Floor Landing**  
Two ceiling lights points and stairs rising to second floor.

**Bedroom Two**  
UPVC double glazed window to front aspect. Ceiling light point and radiator.

**Bedroom Three**  
UPVC double glazed sash window to rear aspect. Two double built-in wardrobes. Original wooden floor boards and original feature fire. Ceiling light point and radiator.

**Bedroom Four**  
UPVC double glazed sash window to front aspect. Ceiling light point and radiator. Shelving.







## Bathroom

UPVC double glazed sash window to rear aspect. Contemporary white suite comprising: shower bath with mains rainfall shower, low level WC and pedestal wash hand basin. Tiled walls. Ceiling light point and extractor fan.

## Second Floor Landing

Opening to bedroom one and shower room/utility. Ceiling light point and built in storage/wardrobe.

## Shower Room/Utility Room

Obscure double glazed sash window, low level WC, pedestal wash hand basin, two ceiling light points, space and plumbing for washing machine, chrome heated towel rail and built in shelving.

## Bedroom One

UPVC double glazed window to rear aspect. Original ceiling beam. Eaves storage. Ceiling light point and radiator.

## Outside - Front

Block paved driveway providing off road parking. Planted beds. Gated side access. Brick-built steps to front door and outside light.

## Outside - Rear

To the rear is a beautiful and enclosed landscaped garden, laid to lawn with many flowering and ornamental shrubs, providing all year round colour and variety. A paved patio area provides space for alfresco dining with views of the Malvern hills and a path leading to a part-glazed potting shed with storage. The patio wraps around to the side of the property leading through a timber gate to the front.

## 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.

## 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.

## 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 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>

## 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>

## 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.

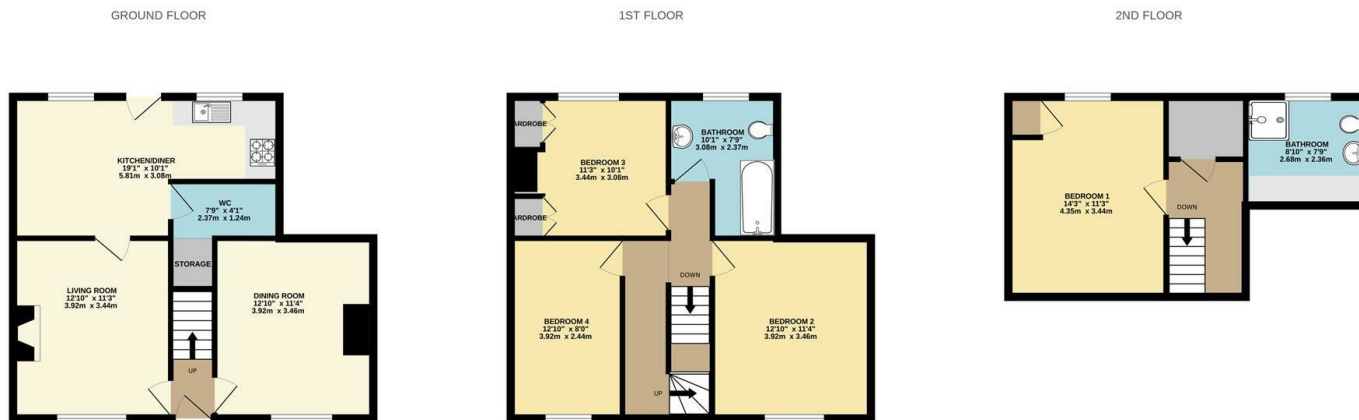
## Financial Services

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.

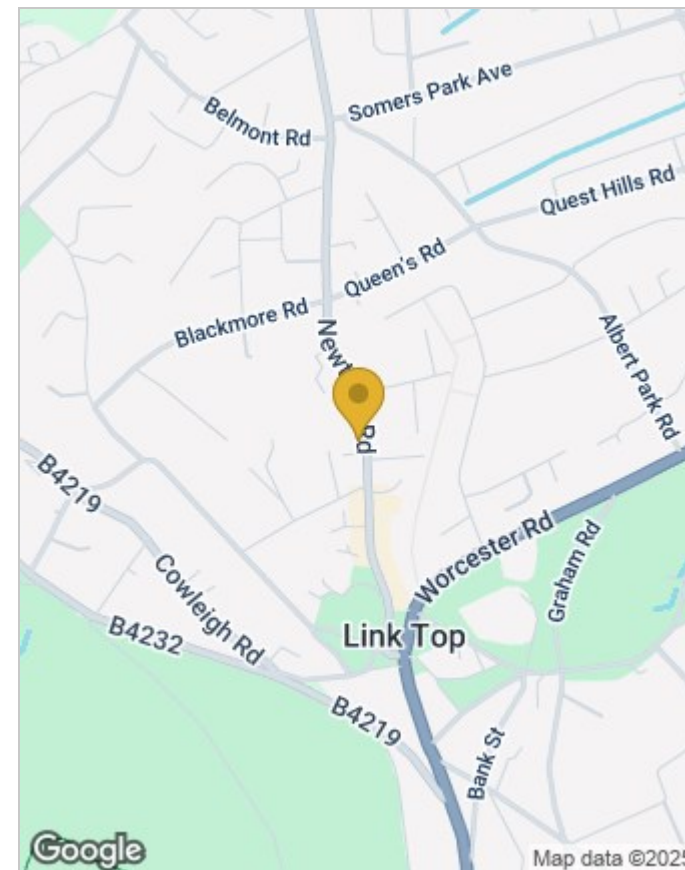
If you require any mortgage assistance - please use the link :

<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.



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 A		83
81-91 B		
69-80 C		
55-68 D	56	
43-54 E		
31-42 F		
11-20 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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