



38 Cowleigh Bank, Malvern, WR14 1QR
Guide Price £300,000



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

Philip Laney & Jolly Malvern, Worcestershire welcome to the market 38 Cowleigh Bank. Located in the charming area of Cowleigh Bank, Malvern convenient to the local train station and within catchment to reputable local schooling. This well-presented and extended three-bedroom semi-detached house offers a delightful blend of comfort and style. With its inviting entrance hall leading into a spacious living and dining room, this home is perfect for both relaxation and entertaining. The kitchen is well-equipped with space for appliances.

Offered with NO ONWARD CHAIN the property enjoys three generously sized bedrooms, providing ample space for family or guests. The family bathroom is conveniently located, ensuring ease of access for all. One of the standout features of this home is the private rear garden, which not only offers a private outdoor space but also presents woodland views, perfect for enjoying the beauty of nature.

For those with vehicles, the property includes parking for several vehicles, along with a garage for additional storage or convenience. The benefits of gas-fired central heating and double glazing ensure that the home remains warm and energy-efficient throughout the year.

This property truly must be viewed to appreciate its charm and potential. An internal inspection is highly recommended to fully experience what this lovely home has to offer. Whether you are a first-time buyer or looking for a family home, this house in Cowleigh Bank is a wonderful opportunity not to be missed.

Ground Floor

Entrance

Steps leading into the part obscure glazed front door leading into:

Entrance Hallway

Obscure glazed full height window to side aspect and part-glazed doors leading to kitchen and living/dining room. Modern vertical radiator. Ceiling light point and smoke detector (not tested). Stairs rising to first floor and door leading to the garage.

Kitchen

Windows to front and side aspects. Kitchen fitted with a range of wall and base units with under lighting. Stainless steel sink and drainer. Tiled splashbacks. Integrated stainless steel cooker hood. Electric oven and space for fridge, washing machine and dishwasher. Ceiling light point. Wall mounted boiler and vertical white radiator. Tiled flooring.

Living/Dining Room

Living Area

Pebble effect gas fire. TV aerial point and telephone point. Oak effect laminate flooring. Two double panelled radiators and two ceiling light points. Archway leading to:

Dining Area

Glazed sliding doors to side aspects leading out to the rear garden. Oak effect laminate flooring. Ceiling light point and double panelled radiator.

First Floor Landing

Loft access with ladder. Ceiling light point and smoke detector (not tested). Doors to all bedrooms and bathroom.

Bedroom One

Window to rear aspect with views of the Malvern Hills and Woodland. Fitted oak veneered wardrobes. Airing cupboard. Radiator and ceiling light point. TV aerial point.

Bedroom Two

Window to front aspect with far reaching views. Ceiling light point and radiator. TV aerial point and telephone point.





Bedroom Three

Window to front aspect with far reaching views. Radiator and ceiling light point. Telephone point.

Family Bathroom

Obscure glazed window to side aspect. White bathroom suite comprising of: panelled bath with shower over, pedestal wash hand basin and low level WC. Wall mounted bathroom cabinet with mirror. Chrome heated ladder style radiator. Ceiling light point. Tiled walls and flooring.

Outside - Front

Gravelled driveway with space for ample off road parking. A curved lawn area bordered by a low level wall. A flagstone path leads to gated access with courtesy lighting and external water tap to the side of the property.

Garage

Having up and over door. Space for freezer and tumble dryer. Two ceiling light points.

Outside - Rear

Enclosed garden to the rear with a flagstone patio area with steps leading onto a raised lawned garden made from railway sleepers. At the bottom of the garden is a feature flower bed, space for a garden shed/storage and a decked terrace area ideal for alfresco dining.

Parking

The property benefits from off road parking and a garage.

Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Tenure

We understand that the property is offered for sale 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 in working order or free from any defects.

Council Tax MHDC - Malvern

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.

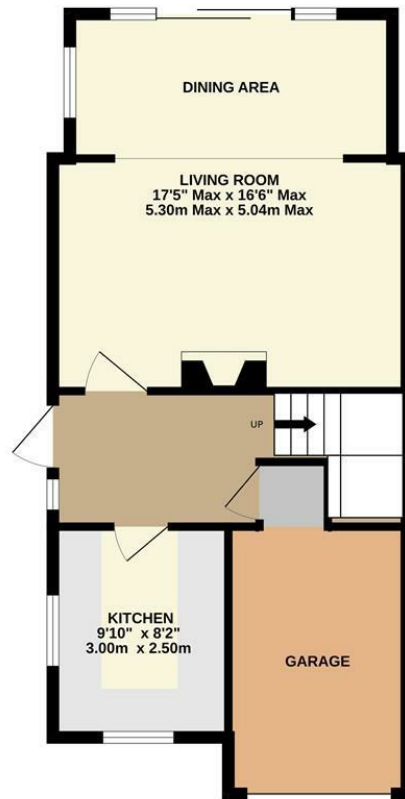
If you require any mortgage assistance - please use the link :

<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.

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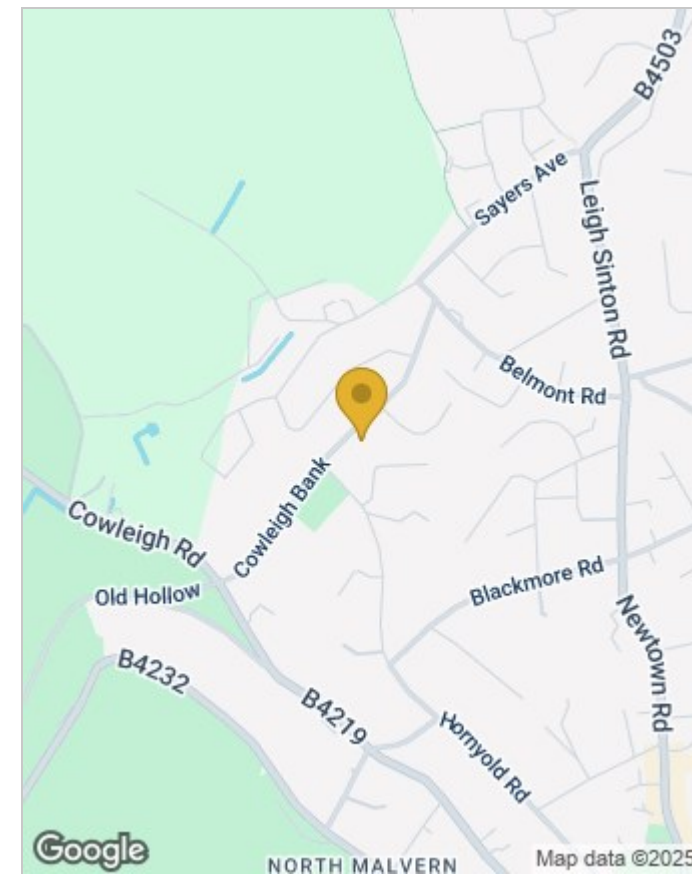


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		85
(81-81) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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