

Philip Laney & Jolly



24 North Malvern Road, Malvern, WR14 4LT
Guide Price £745,000



Philip Laney & Jolly Malvern are delighted to offer to the market 24 North Malvern Road. This charming semi-detached house offers a delightful blend of character and spacious living, perfect for families or those seeking a serene retreat. With an impressive layout spread over four floors, the property boasts three inviting reception rooms, providing ample space for relaxation and entertainment.

The residence features six well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The two bathrooms are conveniently located, catering to the needs of a busy household. One of the standout features of this home is the stunning rear aspect views, which can be enjoyed from all floors and the beautifully tiered garden. This outdoor space is perfect for gardening enthusiasts or those who simply wish to bask in the tranquillity of their surroundings.

The heart of the home is undoubtedly the feature kitchen/diner, which is enhanced by a charming woodburner stove, creating a warm and inviting atmosphere for family meals and gatherings. The property also includes parking for one vehicle, adding to the convenience of this lovely home.

In summary, this semi-detached house on North Malvern Road is a rare find, combining spacious living with character and breathtaking views. It is an ideal choice for those looking to settle in a picturesque area while enjoying the comforts of a well-appointed family home.

Ground Floor

Wooden front door opening to:

Hallway

Stairs rising to first floor. wooden flooring. Radiator and two ceiling light points. Spacious seating area with double glazed doors enjoying a wonderful aspect to the rear. Door to lower ground floor.

Dining Room

Double glazed window to front aspect. Fireplace with wooden surround and tiled hearth. Built-in shelving. Ceiling light point and two radiators. Opening to:

Living Room

Double glazed doors with far reaching views to rear aspect. Fire surround with tiled hearth and electric fire insert. Ceiling light point and two radiators.

Lower Ground Floor

Stairs lead down to an open plan kitchen area. Wooden laminate flooring. Ceiling light point and radiator.

Kitchen/Diner

Double glazed window to the rear aspect and double glazed doors opening onto the garden. Light and spacious kitchen fitted with a range of wooden wall and base units with worksurface over. Belfast sink. Integrated fridge and dishwasher. Rangemaster 'Elan' oven with hob. Breakfast bar with built-in cupboards and shelving. Feature wood burner with brick-built fireplace and tiled hearth. Two radiators. Door to side covered passageway leading to rear garden. Power and lighting.

Utility Room

Space and plumbing for washing machine and space for fridge.

First Floor Landing

Double glazed window to front aspect. Radiator and two ceiling light points. Stairs rising to upper floor.

Bedroom 1

Double glazed window with far reaching views. Built-in wardrobes. Radiator and two ceiling light points.

Bedroom 2

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





Bathroom

Double glazed window to rear aspect. Panelled bath with mixer tap, wash hand basin inset to vanity unit and WC. Walk-in shower cubicle. Chrome heated towel rail. Mirrored vanity cupboard. Ceiling light point. Tiled flooring.

Upper Floor Landing

Access to loft. Ceiling light point and smoke alarm

Bedroom 3

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

Bedroom 4

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

Shower Room

Double glazed window to side aspect. Shower cubicle, wash hand basin and WC. Heated towel rail. Cupboard housing 'Worcester Bosch' boiler. Ceiling light point.

Bedroom 5

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

Bedroom 6

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

Outside - Front

Block paved parking space to the front with steps leading to the side and rear garden. Gravelled area and box hedging to the front.

Outside - Rear

Rear garden with stunning far reaching views. Extensive decked seating area with steps leading down to a lawned area enclosed by timber panel fencing. Mature borders and arch to an enclosed gravelled private seating area, plus shed. Gated access to the front.

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.

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.

Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

Parking

Parking for the property is to the front for one small to average car with block paved area. There is additional parking on the road to the front.

Council Tax MHDC

We understand the council tax band presently to be : D

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 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>

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.

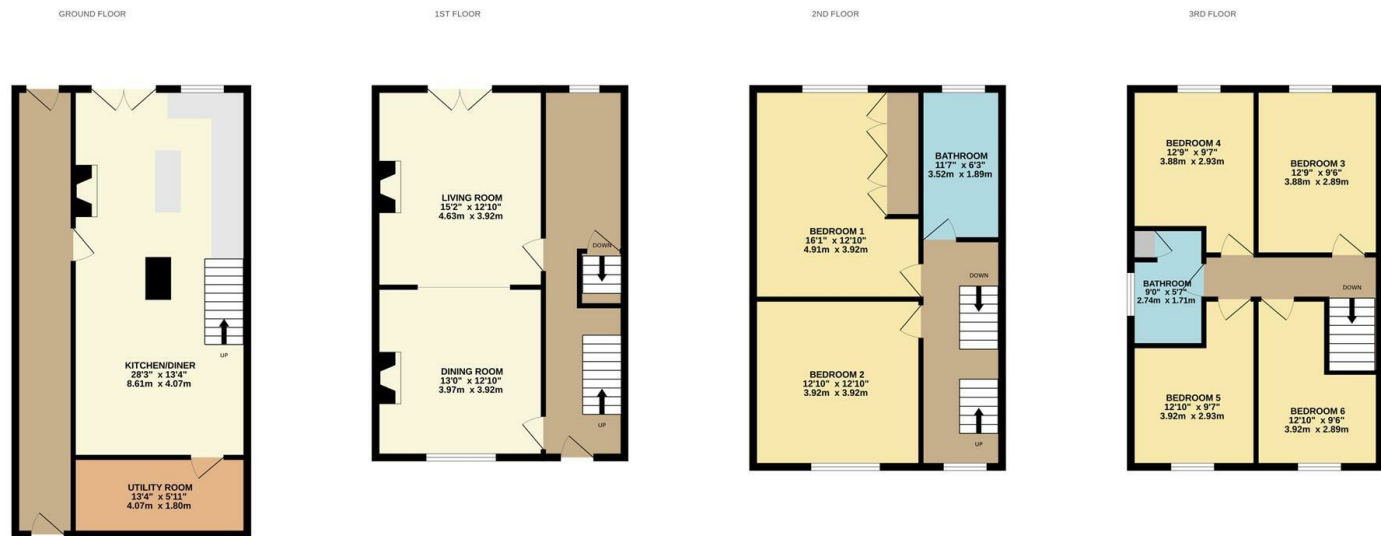
Financial Services

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 :

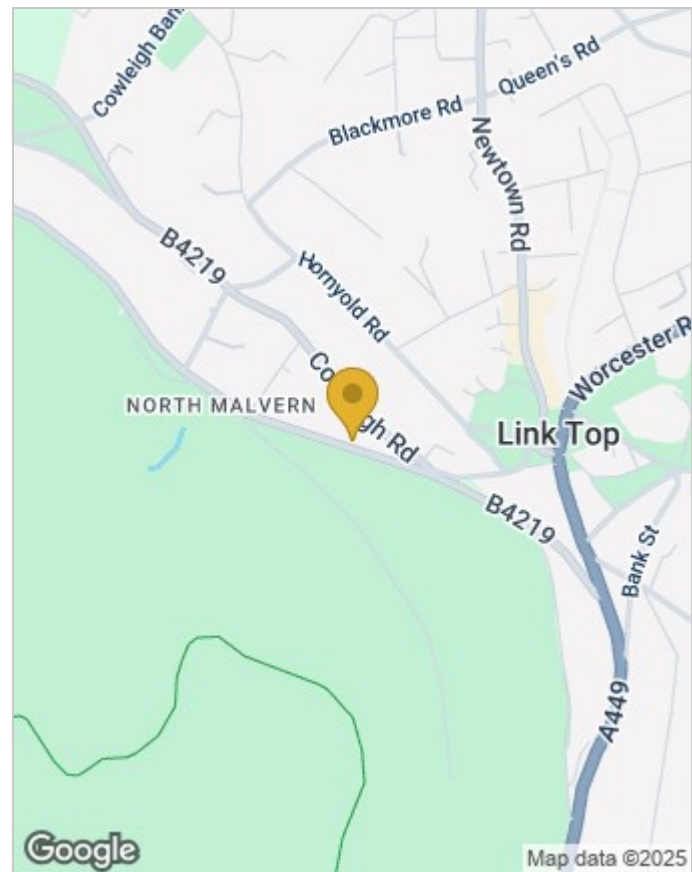
<https://bit.ly/MortgageAdviceRequestPLJW>

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		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.