

Philip Laney & Jolly



75 & 77 Albert Road South, Malvern, WR14 3DX
Offers Over £1,000,000

 7  2  3  E

Philip Laney & Jolly Malvern are delighted to welcome to the market 75 & 77 Albert Road South. Located on the esteemed Albert Road South in Malvern, these] TWO DETACHED PROPERTIES presents an exceptional development opportunity. The properties provide a four-bedroom residence and a three-bedroom dwelling, making it ideal for families or investors seeking to maximise their potential.

Occupying an enviable plot, these properties benefit from a prime location in one of Malvern's most sought-after areas. The generous outdoor space offers ample room for expansion or landscaping, allowing you to create your dream homes or enhance the existing structures. The versatility of this property is truly noteworthy, as it can cater to a variety of living arrangements or investment strategies.

Inside, the properties each room offers a blank canvas for your personal touch. The spacious bedrooms provide comfortable living quarters, while the communal areas are perfect for family gatherings or entertaining guests.

With its prime location, this property is conveniently situated near local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The vibrant community of Malvern offers a delightful blend of countryside charm and urban convenience, ensuring that residents enjoy the best of both worlds.

In summary, these detached homes on Albert Road South are a rare find, offering a unique opportunity to create a bespoke living space in a highly desirable location. Whether you are looking to invest or seeking a family home with room to grow, these properties are not to be missed.

EPC: E Council Tax Bands: E & F Tenure: Freehold

75 - ST MAWES

Entrance
Entrance through glazed doors into:

Hallway
Doors to dining room, living room, kitchen and downstairs toilet. Stairs rising to first floor.

Dining Room
Bay window to the front aspect and double doors opening to the side garden.

Living Room
Dual aspect room with windows to the front and rear aspect with a door leading out to the rear garden. Open fireplace with brick surround.

Kitchen
Window to the side aspect with doors to utility and storage cupboard.

First Floor Landing
Doors to bedrooms, bathroom and storage cupboard. Window to the front aspect leading to balcony.

Bedroom 1
Dual aspect room with windows to the front and side aspect. Doors to wardrobes.

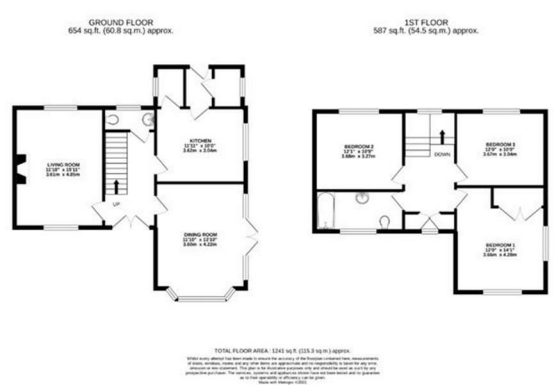
Bedroom 2
Window to rear aspect.

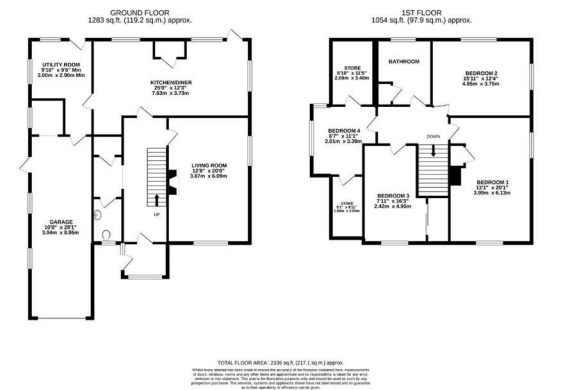
Bedroom 3
Window to rear aspect.

Bathroom
Bath, hand wash basin and WC. Radiator.

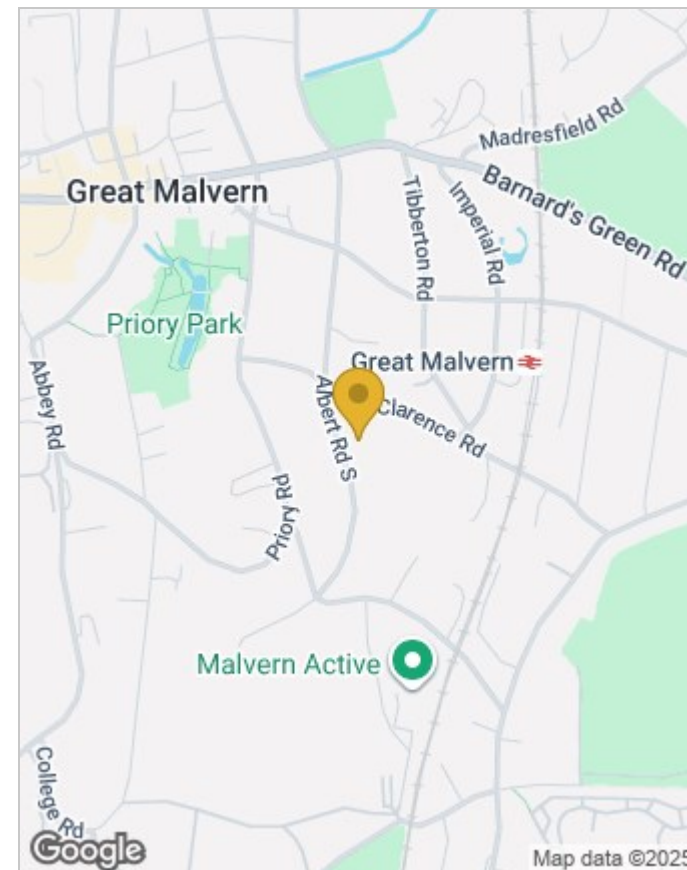
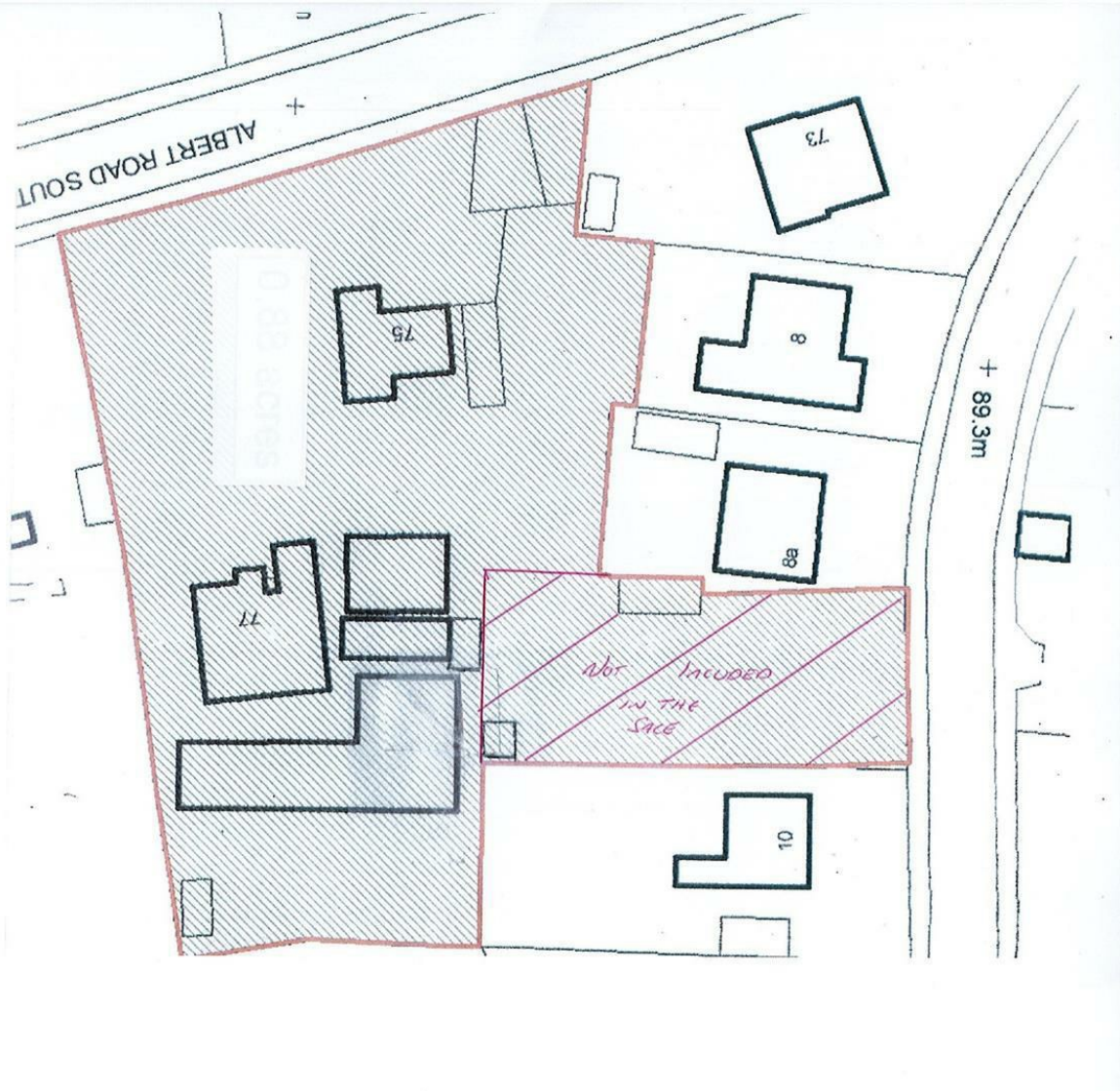
Outside
The property has a driveway leading to a detached garage and well established gardens around the whole house.

Services
Mains electricity, oil, 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.





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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(93 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	49
(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.

23 Worcester Road, Malvern, Worcestershire, WR14 4QY

Tel: 01684575100 | Email: office@pljmalvern.co.uk

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