



8 Benton Close, Malvern, WR14 4LL

Guide Price £300,000



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

Philip Laney & Jolly Malvern welcome to the market 8 Benton Close. Offered with no onward chain and located in the charming area of Upper Welland this property presents a delightful opportunity to acquire a three bedroom semi-detached house. This property is perfect for families or those seeking a peaceful retreat in the picturesque Malvern region.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The house enjoys three well proportioned bedrooms, providing ample space for family members or guests. The kitchen is functional and ready for your personal touch, while the bathroom is conveniently located to serve the household.

One of the features of this home is the garden room, complete with a wood burner stove, creating a pleasant space to enjoy throughout the year. The front and rear gardens are a true delight, featuring a selection of greenhouses and sheds, perfect for gardening enthusiasts. Additionally, the insulated garage has previously been used as a workshop, offering versatility for various hobbies or storage needs. Parking is available, ensuring convenience for residents and visitors alike.

In summary, this semi-detached house on Benton Close is a wonderful opportunity to enjoy comfortable living in a serene setting, with ample outdoor space and potential for personalisation. Do not miss the chance to make this charming property your new home.

Hallway

Composite front door with glazed panels. Laminate flooring. Stairs to first floor. Understairs storage cupboard with light and housing consumer box. Ceiling light point.

Living Room

Wooden flooring. Double glazed window to front aspect. Two radiators. Two ceiling light points. Double glazed patio doors leading to enclosed rear garden. Gas effect fire with wooden surround.

Kitchen

Wood flooring. A range of wooden wall and base units. Space for gas cooker with chrome Miele hood over. Space for fridge/freezer. Space and plumbing for washing machine. Wall mounted Worcester Bosch gas boiler.

Conservatory/Garden Room

Double glazed door to front and rear aspect. Double glazed windows to front, rear and side aspects. Wood burner. Two wall lights. Radiator. Built in base units.

Landing

Double glazed window to side aspect. Ceiling light point. Access to loft. Airing cupboard with built in shelving.

Bedroom 1

Double glazed window to rear aspect. Radiator. Views of the Malvern Hills. Built in wardrobes. Ceiling light point.

Bedroom 2

Double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3

Double glazed window to rear aspect. Radiator. Ceiling light point. Built in shelving and desk.

Bathroom

Obscure double glazed window to front aspect. Panelled bath with Triton shower over. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Vinyl flooring. Ceiling light point.

Rear Garden

Decked seating area. Area laid to lawn. Raised borders. Wooden storage shed. Enclosed by timber panelled fencing. Outside tap.





Front of property.

Extensive area currently used as a vegetable area. Pathway leading to front door. Housing two greenhouses. Wooden insulated shed with power and lighting. Off road block paved parking. Access to garage.

Garage

Insulated with power and lighting. Separate consumer box to the house. Heating with flueless gas heater. Previously used as a functioning workshop.

Council Tax Worcester - Malvern

We understand the council tax band presently to be : C

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services - Malvern

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 FREE 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.

Floorplan - Malvern

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.

Property to sell? Malvern

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

Services - Malvern

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.

Tenure - Freehold

We understand that the property is offered for sale Freehold.

Verifying ID - Malvern

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.

Viewings - Malvern

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.

Broadband Malvern

We understand currently Full fibre broadband is available to order at this property.

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

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

Parking - Malvern

Parking for the property is off road parking for one vehicle.

Mobile Coverage - Malvern

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

EE - Good outdoor

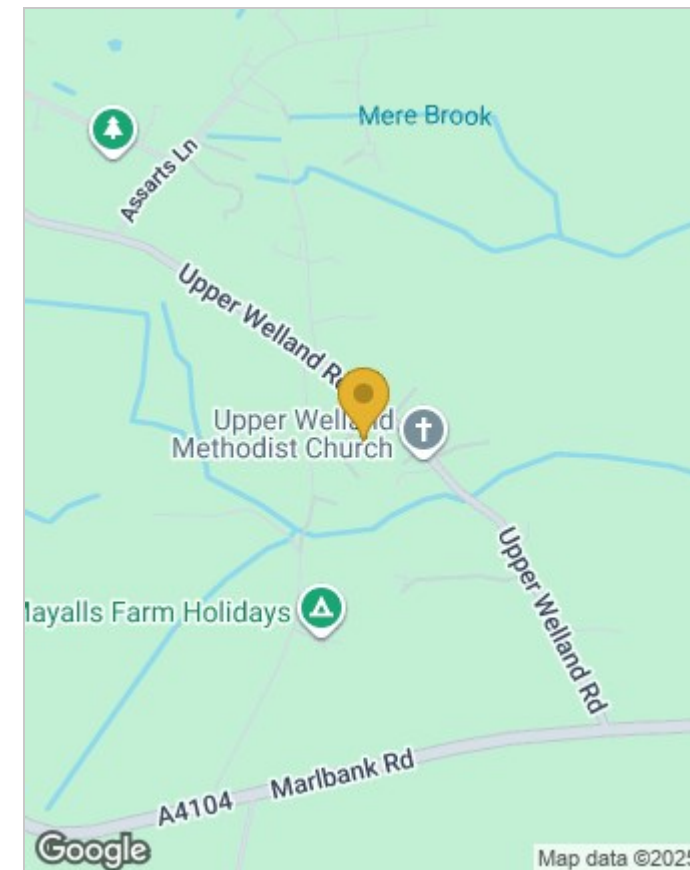
O2 - Variable outdoor

Three - Variable outdoor

Vodafone - Good outdoor



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		
02 plus A		
01-01 B	89	90
00-00 C		
00-00 D		
00-00 E		
00-00 F		
00-00 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 firms employment has the authority to make or give any representation or warranty in respect of the property.