



18 Lower Chase Road, Malvern, WR14 2BX  
Guide Price £195,000

2 1 2 E



Philip Laney & Jolly Malvern welcome to the market this charming mid-terrace home, ideally situated on the ever-popular Lower Chase Road. Perfectly positioned within easy reach of Barnards Green's shops, coffee shops and local amenities, the property is also just a short walk from the mainline train station and close to both primary and secondary schools.

The accommodation comprises two inviting reception rooms, a kitchen offering potential for refurbishment or extension (subject to the necessary permissions), two well-proportioned bedrooms, and a shower room. Outside, there is a small yard area, garden, and useful outbuilding, ideal for storage or as a workshop space.

Additional benefits include double glazing, gas central heating, and the property is offered for sale with no onward chain. An excellent opportunity for first-time buyers, investors, or those looking to modernise and add value in a highly desirable Malvern location.

EPC: E Council Tax Band: B Tenure: Freehold

**Living Room**

Double glazed window to front aspect. Laminate flooring. Ceiling light point. Meter cupboard built into alcove. Radiator. Door to:

**Dining Room**

Double glazed window to rear aspect. Radiator. Open stairs to first floor. Laminate flooring. Ceiling light point.

**Kitchen**

Double glazed window to side aspect. Half obscure glazed door to rear garden. Integrated electric hob and oven. Single drainer sink unit. Space for fridge-freezer. Matching wall and base units.

**Landing**

Loft access. Thermostat. Ceiling light point. Doors to:

**Bedroom 1**

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

**Bedroom 2**

Double glazed window to rear aspect. Radiator. Laminate flooring. Ceiling light point.

**Shower Room**

Double glazed window to rear aspect. Low level WC with cupboard over. Wash hand basin. Shower enclosure with Triton electric shower. Radiator. Cupboard housing Ariston central heating boiler.

**Garden**

Gate to shared pathway. Access to outbuilding. Step up to the garden onto a patioed pathway. To the left side of the pathway is an area laid to lawn. Patio seating area to the rear of the garden.

**Outbuilding**

With water tap and electricity.







### Council Tax Worcester - Malvern

We understand the council tax band presently to be : B

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 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/my-products>

### Parking - Malvern

Parking for the property is on street parking available nearby.

### Mobile Coverage - Malvern

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

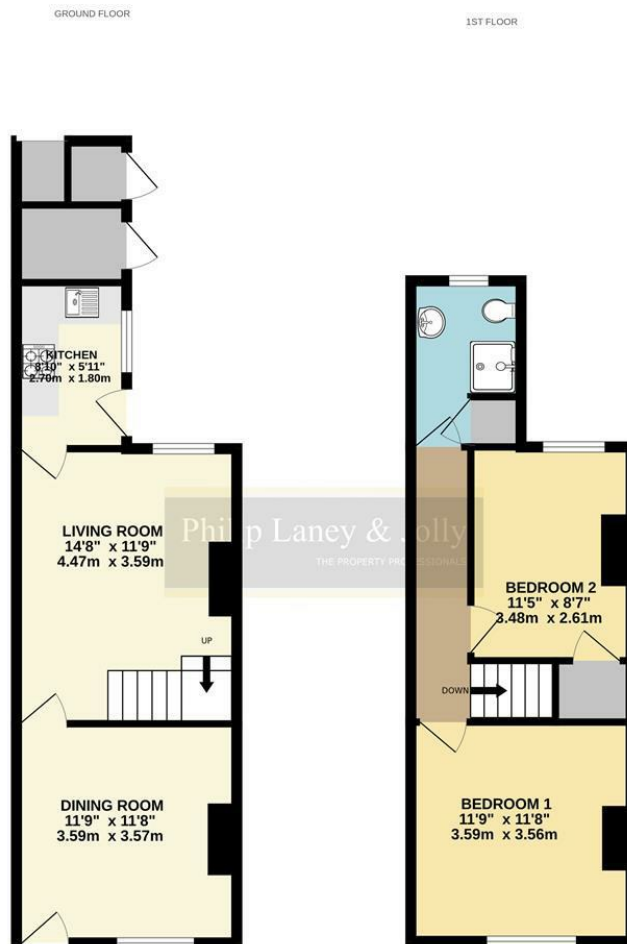
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EE - Good outdoor and in-home

O2 - Good outdoor

Three - Good outdoor and in-home

Vodafone - Good outdoor

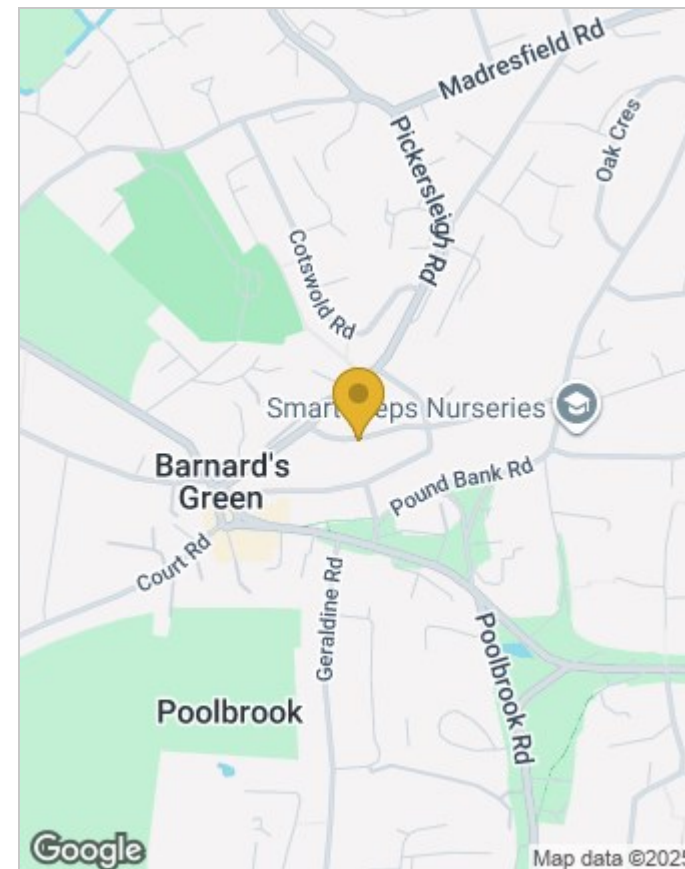


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		