

Philip Laney & Jolly



4 Belvoir Bank, Malvern, WR14 4LY  
Guide Price £399,950

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**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***  
Philip Laney & Jolly Malvern, Worcestershire are proud to present 4 Belvoir Road to the market. Nestled in the charming area of Belvoir Bank, Malvern, this character-filled detached home offers a wonderful blend of comfort, style, and elegance. Ideally positioned on the town's outskirts, it enjoys a peaceful setting with stunning views of the Malvern Hills from most windows and the private courtyard garden— all while remaining close to local amenities.

Upon entry, a welcoming hallway separates two spacious reception rooms. The sitting room offers a cosy space for relaxation, while the dining room—open to the kitchen—is perfect for hosting and entertaining.

A delightful conservatory further enhances the living space, flooding the home with natural light and providing seamless access to the garden. The inner hallway leads to practical lower ground floor storage rooms, ideal for keeping things organised or for use as a home office or gym.

Upstairs, you'll find three generously sized double bedrooms. The standout bathroom features a charming roll-top bath and a separate shower, combining period character with modern convenience.

Offered with NO ONWARD CHAIN, this property isn't just a house—it's a home full of character and modern comfort. With its enviable location and spacious layout, it's a fantastic opportunity for anyone seeking a family home in a picturesque setting. Don't miss the chance to make this beautiful property your own.

EPC: D Council Tax Band: D Tenure: Freehold

**Hallway**

Single glazed panel above front door aspect. Ceiling light point. Radiator. Understairs storage cupboard in the inner hall. Doors to further rooms and archway to:

**Living room**

Double glazed sash window to front aspect. Picture rail. Ceiling light point, three wall lights and radiator. Open fire.

**Dining room**

Double glazed sash window to front aspect. Ceiling light point and radiator. Fitted bookcases. Opening to:

**Kitchen**

Dual aspect single glazed windows to side and rear. A range of wall, base and drawer units with work surface over and tiled splashbacks. One and a half bowl stainless steel sink with mixer tap and drainer. Integrated Smeg hob with extractor fan over and Bosch oven. Ceiling spot lights. Space for washing machine and fridge. Radiator.

**Office/Reception Room**

Ceiling light point. Radiator. Single glazed wooden doors opening to:

**Conservatory**

Double glazed windows to front and side aspect. Ceiling light point and radiator. Double glazed doors to rear garden.

**Basement floor**

Two versatile rooms with double glazed windows. Power, three wall lights and strip light.

**Landing**

Single glazed sash window to rear aspect. Ceiling light point. Loft access. Doors off to:

**Bedroom one**

Single glazed sash window to the front aspect. Two wall lights and radiator.

**Bedroom two**

Single glazed sash window to front aspect. Built-in wardrobe. Ceiling light point and radiator.







### Bedroom three

Double glazed window to the side aspect. Wall light and radiator.

### W C

Wash hand basin and low level WC. Wall light. Sky light.

### Bathroom

Double glazed sash window to rear aspect. Freestanding roll top bath with mixer tap and shower attachment, pedestal sink and walk-in double width shower. Ceiling spotlights and radiator.

### Outside

The private rear courtyard is enclosed by walls and enjoys views to the hills with slatted patio and gravel area. Wooden gate to side aspect. Outside tap to the side.

### 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.

### Floor Plan

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 Freehold

We understand that the property is offered for sale Freehold.

### Parking

Parking for the property is on the road in front of the property.

### Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

### 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).

### 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.

### 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.

### 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>

### Property to sell?

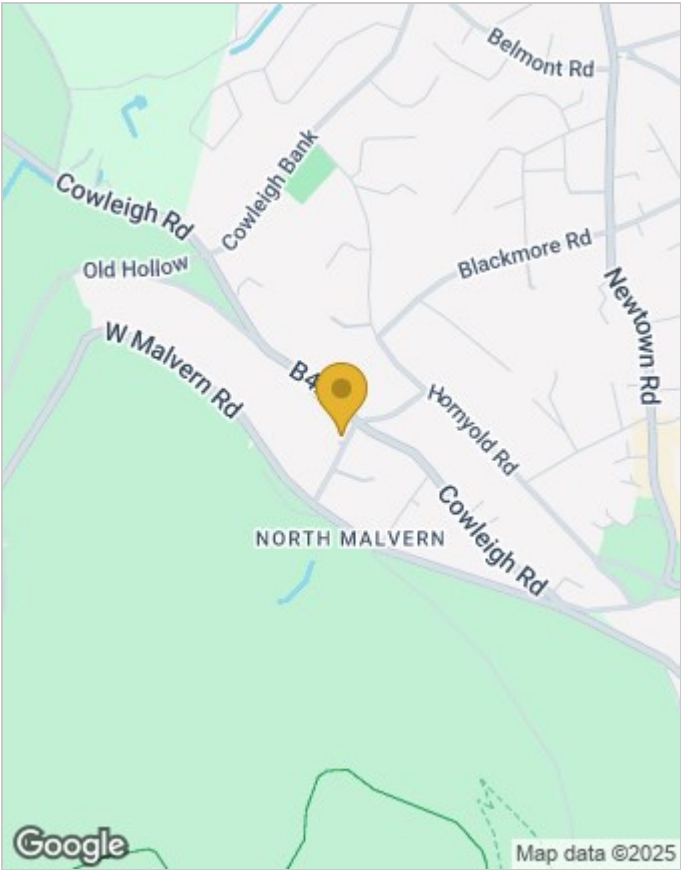
If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

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





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 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.