

Philip Laney & Jolly

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



A photograph of a two-story brick house with a white garage door and a gravel driveway. The house features a gabled roof, a small balcony, and a black metal gate. The driveway is covered in brown mulch and gravel. The house is surrounded by greenery and trees.

A two-story stone house with a white door and windows, surrounded by lush greenery and a large garden. The house has a dark roof and a chimney. The garden is filled with various plants, including purple and yellow flowers. A wooden fence is visible in the background.

A bright, spacious living room with a large window overlooking a lush green garden. The room features a stone fireplace, a wooden display cabinet, a coffee table, and comfortable seating including a large armchair and a sofa. The walls are decorated with framed pictures and a green border.

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

Entrance

Entrance through glazed doors into:

Halfway

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

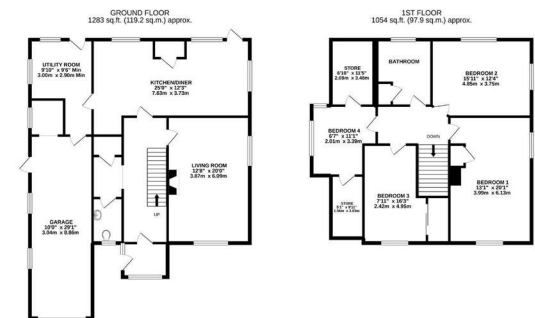
Bath, hand wash basin and WC. Radiator.

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.



TOTAL FLOOR AREA: 2337 sq.ft. (217.1 sq.m.) approx.

Measurements shown here have been taken from the exterior of the building and are approximate. They are not intended to be used for legal purposes. The actual measurements may vary slightly from those shown. The actual measurements may vary slightly from those shown. The actual measurements may vary slightly from those shown.



Tenure - Freehold

We understand that the property is offered for sale Freehold.

Council Tax MHDC - Malvern

We understand the council tax band presently to be : F
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 Fibre to the Cabinet 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/my-products>

Agents Note

Plot would welcome potential to build (subject to necessary planning consents)

77 - PINE WINDS

Entrance

Entrance through glazed porch into hall.

Hallway

Doors to kitchen diner, living room, WC and storage cupboard.

Living Room

Dual aspect room with windows to the side and front aspect.

Kitchen Diner

Dual aspect room with windows to the side and rear aspect.

Utility Room

Windows to the side and rear aspect. Door to the garage.

Garage

First Floor Landing

Doors to the bedrooms and bathroom.

Bedroom 1

Dual aspect room with windows to the side and front aspect.

Bedroom 2

Dual aspect room with windows to the side and rear aspect.

Bedroom 3

Window to the front aspect.

Bedroom 4

Window to the side aspect. Doors to 2 storage cupboards.

Bathroom

Bath, hand wash basin and low level WC. Door to airing cupboard. Radiator.

Outside

This property has a good sized garden which was once an arrangement of large greenhouses, which after the war served the community with local vegetables, salads and bedding plants.

WR14 Area Summary

Location: Situated in the WR14 area of Malvern, the property is well placed for local amenities including shops, Waitrose and a range of other supermarkets, cafés and cultural attractions such as Malvern Theatres, all within the town centre.

Transport: Great Malvern and Malvern Link train stations provide regular rail services, while road links connect easily to Worcester, Hereford and the M5 motorway.

Area: WR14 offers a charming town atmosphere with a mix of historic character, green spaces and easy access to the Malvern Hills, making it popular with a wide range of buyers.

Services

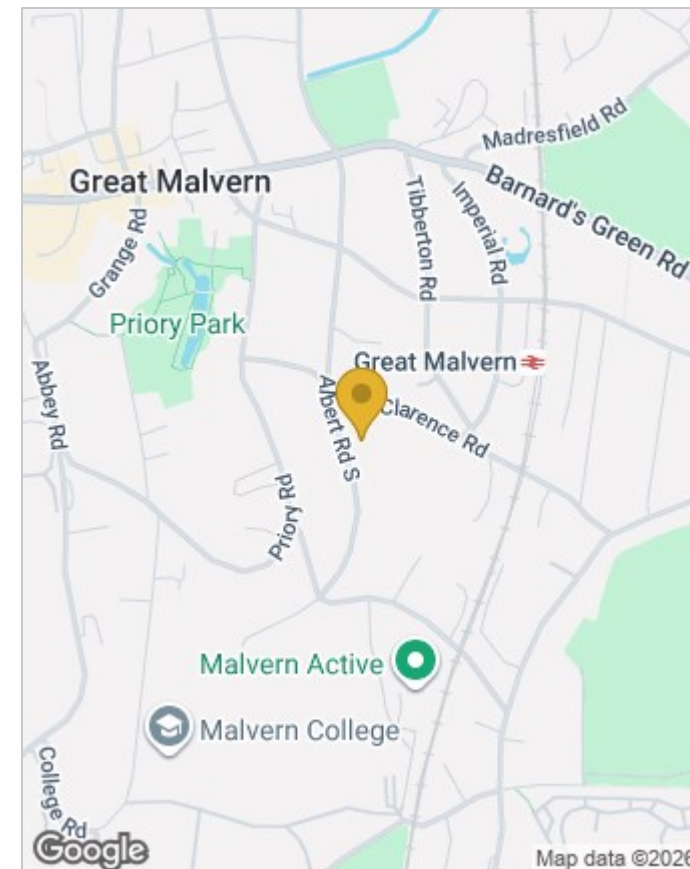
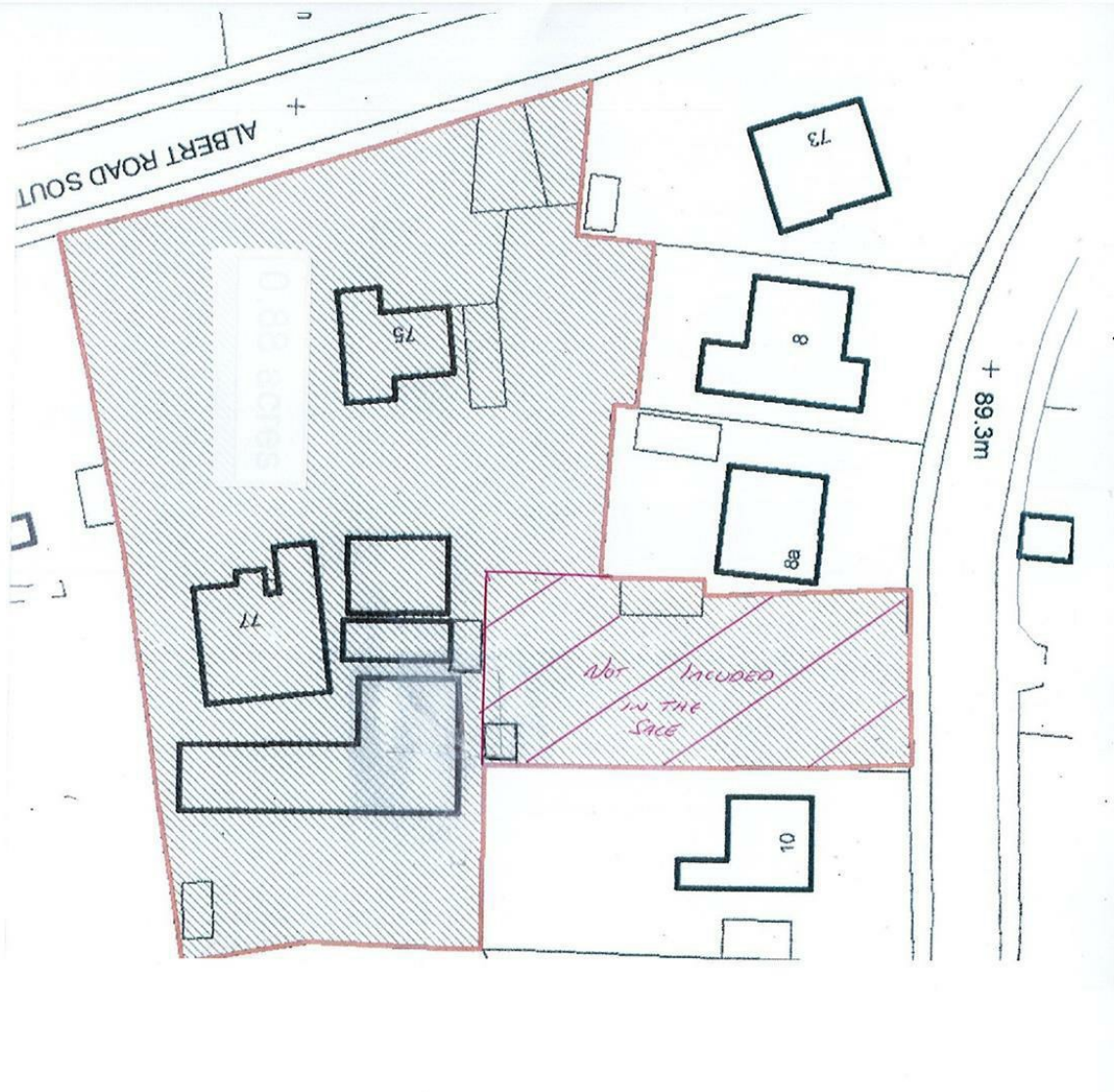
Mains electricity and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.
PLEASE NOTE WATER IS NOT CONNECTED TO THIS PROPERTY AND IS SERVICED FROM NUMBER 75

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Energy Efficiency Rating	
	Current
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.

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