

Philip Laney & Jolly

3 Biggin Hill Close, Malvern, WR14 1GX

Guide Price £450,000

4 2 1 C

Philip Laney & Jolly Malvern present to the market this spacious detached family home, situated within a quiet cul-de-sac on a popular modern Charles Church development in Malvern.

Offering well-proportioned accommodation throughout, this attractive property provides an excellent opportunity for families seeking a comfortable home in a well-established residential location. The area is conveniently positioned for a range of local amenities, schools and everyday facilities in both Malvern and Worcester, whilst commuters benefit from accessible motorway connections and railway links to destinations further afield.

The accommodation briefly comprises an entrance hall, an open-plan living and dining room providing a versatile space for both everyday family life and entertaining, together with a kitchen/breakfast room and a useful utility room. The former downstairs study has been utilised as a fourth bedroom, providing valuable flexibility for family living, visiting guests or those requiring additional ground floor accommodation. A separate cloakroom/WC completes the ground floor.

To the first floor, there are three well-proportioned bedrooms, with the spacious principal bedroom having been reconfigured to incorporate a once separate room into an additional dressing area, creating a useful and versatile space. The principal bedroom also benefits from its own en-suite shower room, whilst a further family bathroom serves the remaining bedrooms. Further benefits include a generous loft, offering excellent additional storage space and providing a practical solution for keeping household belongings neatly tucked away.

Externally, the property boasts well-maintained rear gardens, providing an attractive outdoor space for relaxation, entertaining and family enjoyment. To the front, there is ample off-road parking together with a garage offering additional parking or useful storage.

EPC: C

Entrance Hallway
Composite front door. Two ceiling light points. Radiator. Stairs rising to first floor.

Kitchen
Two double glazed windows to rear aspect. Matching wall and base units with worksurface over. One and a half stainless steel sink and drainer. Integrated 'AEG' hob and grill and dishwasher. 4 ring gas hob with extractor over. Space for fridge freezer. Breakfast bar. Ceiling strip lights and radiator.

Living Room/Diner
Double glazed French doors to rear aspect and double glazed window to front. Log burner inset to fireplace. Two ceiling light points and two radiators.

W C
Pedestal wash hand basin with tiled splashback and low level WC. Radiator and ceiling light point.

Utility Room
Double glazed door to side aspect. Space and plumbing for washing machine. Stainless steel sink and drainer. Base units with worksurface over. Wall mounted 'Ideal' boiler. Radiator and ceiling light point.

Bedroom Four
Double glazed window to front aspect. Radiator and ceiling light point.

First Floor Landing
Access to loft. Airing cupboard housing water heater. Ceiling light point and doors off to:

Bedroom One
Double glazed window to front aspect. Built-in storage. Dressing room. Ceiling light point and two radiators.

Ensuite
Obscure double glazed window to front aspect. Shower cubicle with shower over, wash hand basin inset to vanity unit and low level WC. Mostly tiled. Heated towel rail.

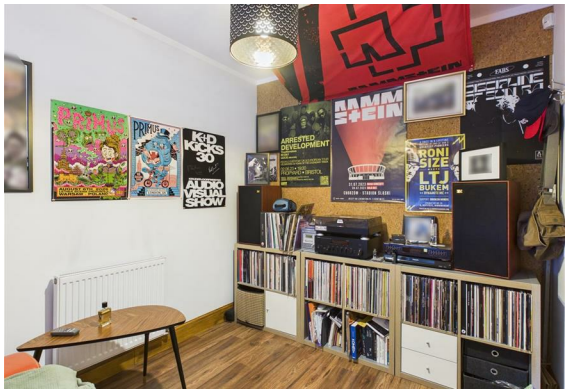






















Bedroom Two
Double glazed window to front aspect. Radiator and ceiling light point.

Bedroom Three
Double glazed window to rear aspect. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to rear aspect. Panelled bath with shower over, pedestal wash hand basin and low level WC. Heated towel rail. Ceiling strip light.

Outside
Gates side access. Initial patio seating area to the rear with the majority of garden laid to lawn with planted borders. Enclosed by timber panel fencing. Outside tap.

Additional Summary
The property further benefits from a spacious loft offering substantial additional storage, easy access to nearby open fields and scenic walking paths - ideal for dog walkers and outdoor enthusiasts and lovely views from the south-facing bedrooms. Situated at the foot of North Hill, the property also benefits from an attractive setting close to the surrounding countryside.

Combining spacious accommodation, flexible bedroom arrangements and a convenient residential setting, this detached home is well suited to a range of prospective purchasers looking to settle in a popular part of Malvern.

Tenure Freehold
We understand that the property is offered for sale Freehold.

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.

COUNCIL TAX MHDC
We understand the council tax band presently to be : E
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
We understand currently that 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

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

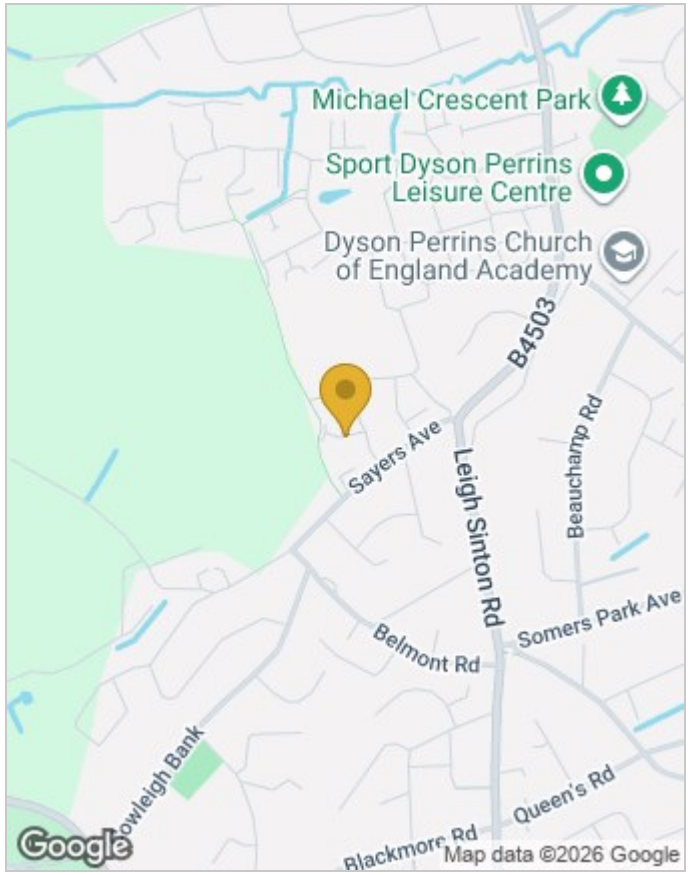
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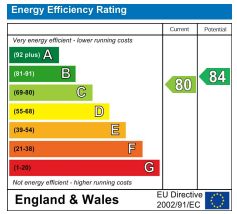
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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.

Viewings
Strictly by appointment with the Agents. Please call 01684 575100. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.







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.

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