



49 Oakfield Road, Malvern, WR14 1DS  
Guide Price £500,000





Philip Laney & Jolly Malvern are delighted to present this impeccably presented and generously proportioned four bedroom detached residence, set within a highly sought after location.

Carefully extended and comprehensively renovated to an exceptional standard by the current owners, the property offers a seamless blend of contemporary style and practical living.

The ground floor comprises a welcoming and spacious entrance hall providing access to a living room, a versatile playroom or snug, an impressive kitchen diner family room, utility room, dedicated study and a convenient WC. The heart of the home is the open plan kitchen diner family room, enhanced by bifold doors that open directly onto the beautifully landscaped garden, creating an inviting space ideal for both entertaining and everyday relaxation.

To the first floor are four well proportioned bedrooms, with the principal bedroom benefitting from an ensuite bathroom. A well appointed family bathroom serves the remaining bedrooms, offering comfort and convenience for all occupants.

Outside, the property enjoys ample off road parking for several vehicles, a front garden mainly laid to lawn, and a substantial rear garden featuring a large decking area. The garden continues to a generous level lawn and includes a charming summer house with power, along with a useful garden shed, creating an excellent outdoor space for family life and leisure.

EPC: C Council Tax Band: D Tenure: Freehold

#### Entrance Hallway

Double glazed obscure front door and side panel. Ceiling spotlight. Ceiling light point. Radiator. Stairs to first floor. Doors off to:

#### Living Room

Ceiling spotlights. Double glazed window to front aspect. Two radiators.

#### Reception Room/Play Room

Ceiling light point. Radiator. Double glazed windows to front and side aspect.

#### Kitchen-Diner

Ceiling spotlights and ceiling light point. Three radiators. Double glazed bi-folding doors to rear. Space for fridge freezer. Five ring dual fuel range cooker. Extractor fan over. Matching wall and base units with surfaces overtop. One and a half bowl stainless steel sink with tap over. Integrated dishwasher and microwave. Built in storage cupboard. Breakfast bar island. Double glazed window to side aspect. Two skylights. Door off to:

#### Utility

Ceiling light point. Radiator. Space and plumbing for washing machine and tumble-dryer. Housing boiler. Stainless steel sink with tap over. Matching wall and base units with work surfaces overtop. Double glazed window to side aspect with single glazed reinforced back door.

#### Downstairs WC

Radiator. Ceiling light point. Extractor fan. Double glazed window to side aspect. Wash hand basin.

#### Office

Ceiling spotlights. Double glazed window to rear aspect. Radiator.

#### Landing

Round skylight. Ceiling spotlights. Radiator. Doors off to:

#### Bedroom 1

Ceiling spot lights. Radiator. Double glazed window to front aspect.

#### Ensuite

Tiled walls. Radiator. Ceiling spotlights. Walk in shower cubicle. Rainfall option shower with handheld. Pedestal wash hand basin. Obscure double glazed window to rear aspect. Low level WC.

#### Bedroom 2

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







### Bedroom 3

Ceiling light point. Radiator. Double glazed window to front aspect. Two wall light points.

### Bedroom 4

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

### Main Bathroom

Tiled walls. Low level WC. Pedestal wash hand basin. Obscure double glazed window to rear aspect. Heated chrome towel rail. Panelled bath with shower over. Access to loft. Extractor fan.

### Garden

Decked seating area with patio around. AstroTurf area with pergola and room for hot tub (available with separate negotiation). Majority laid to lawn with planted borders. Enclosed by timber panelled fencing. Outside tap. Two wall light points. Outside power socket. Patioed areas at the rear of the garden housing a shed and summer room.

### 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.

### Floorplan

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?

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

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

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. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

### 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).

### Broadband

We understand 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

Parking for the property is off road parking for 2-3 cars.

### 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>

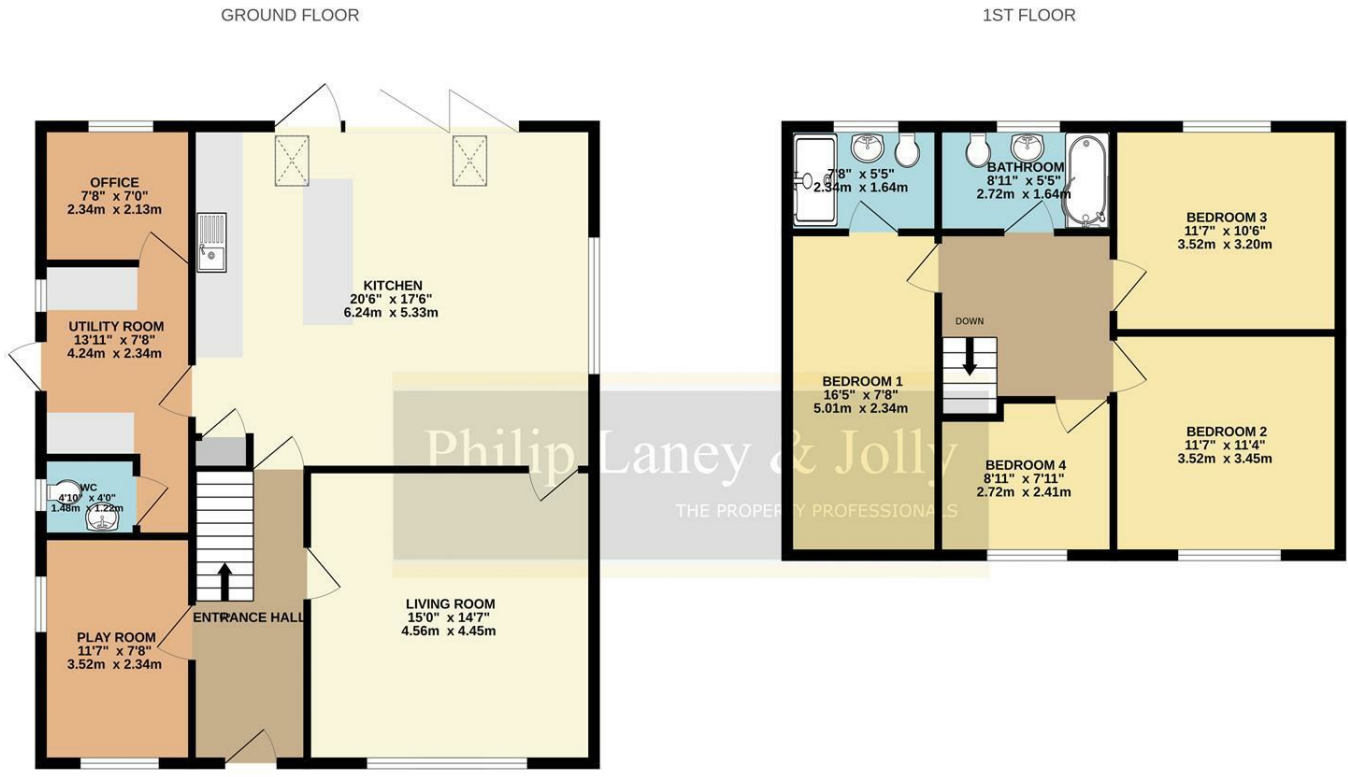
EE - Good outdoor and in-home

O2 - Good outdoor, variable in-home

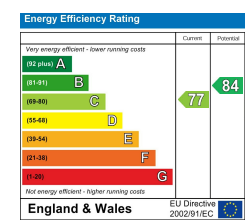
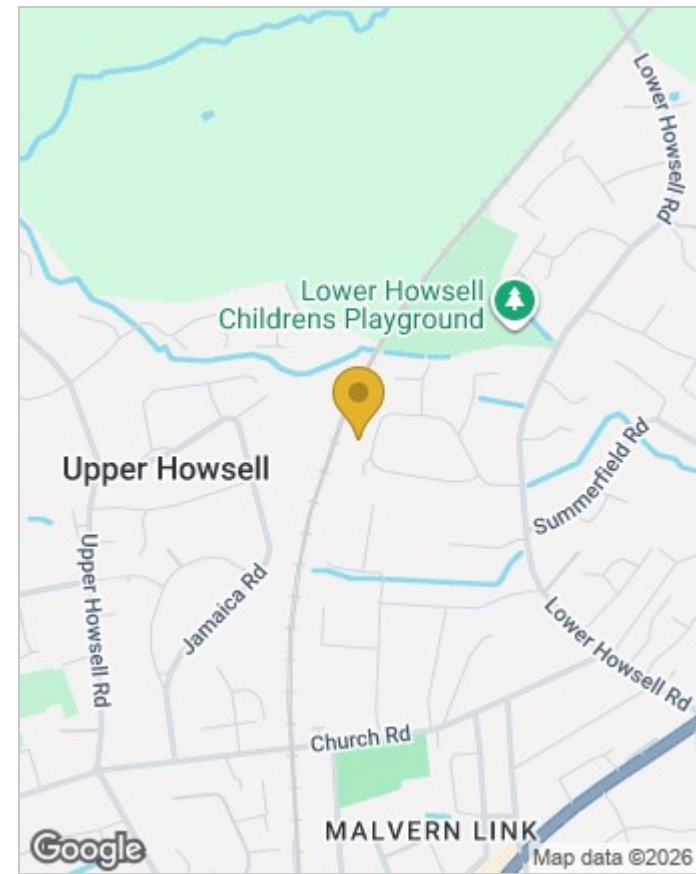
Three - Good outdoor and in-home

Vodafone - Good outdoor and in-home





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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