

Philip Laney & Jolly



23 Cotswold Road, Malvern, WR14 2QF  
Asking Price £265,000



Philip Laney & Jolly Malvern welcome to the market this well-presented two bedroom mid terrace home, ideally situated within easy reach of the shops and amenities of Barnards Green.

The property offers light and spacious accommodation throughout, finished in neutral décor to create a bright and welcoming feel. The ground floor comprises an entrance hallway leading into a comfortable sitting room, perfect for everyday living and relaxation. To the rear, the fitted kitchen provides a practical space for cooking, complemented by an adjoining utility room and the added convenience of a downstairs WC.

On the first floor, there are two generously sized double bedrooms along with a separate study, ideal for those working from home or in need of additional flexible space. A modern family bathroom completes the accommodation.

Externally, the property enjoys views towards the Malvern Hills to the front. To the rear, there is an enclosed garden mainly laid to lawn, complemented by a decked patio area which is perfect for outdoor dining and entertaining. A rear gate provides access to off road parking and a garage, adding further practicality.

Additional benefits include UPVC double glazing and gas central heating throughout.

This is a fantastic opportunity to acquire a conveniently located home in a sought after area of Malvern, offering both comfort and versatility.

EPC: D Council Tax Band: B Tenure: Freehold

## GROUND FLOOR

### ENTRANCE

Entrance via a composite door with obscure leaded glass into:

### ENTRANCE HALLWAY

Doors to living room, kitchen and understairs storage. Radiator and meter cupboard. Stairs rising to first floor.

### SITTING ROOM

13'9" x 10'10" (4.2 x 3.3)

Bay of UPVC double glazed windows to front aspect. Radiator and ceiling spotlights.

### KITCHEN/DINER

17'5" x 8'6" (5.3 x 2.6)

Two UPVC double glazed windows overlooking rear garden. Fitted kitchen with a range of wall and base units with built-in oven and 4 ring gas hob, space for fridge freezer and dishwasher. Roll top work surface with stainless steel sink and drainer. Tiled splash back. Tiled effect vinyl flooring. Wall mounted boiler. Radiator and ceiling spotlights. Door leading to rear hall.

### UTILITY ROOM

10'2" x 6'11" (3.1 x 2.1)

UPVC double glazed door to side, giving access to the rear garden. UPVC double glazed window to side aspect. Range of wall and base units with space for washing machine and tumble dryer with roll top work surface over. Radiator and tiled flooring. Door to shared access walkway and sliding door to:

### WC

Wall mounted hand wash basin and low level WC. Extractor fan and tiled flooring.





## FIRST FLOOR LANDING

Loft hatch and Velux window. Doors to bedrooms, study and bathroom.

## BEDROOM ONE

12'6" x 10'6" (3.8 x 3.2)

UPVC double glazed windows to front aspect, with views of the Malvern Hills. Radiator and ceiling spotlights.

## BEDROOM TWO

10'6" x 10'2" (3.2 x 3.1)

UPVC double glazed window to rear aspect, overlooking the garden. Radiator.

## STUDY

6'7" x 4'11" (2 x 1.5)

Door to storage cupboard. Radiator.

## BATHROOM

UPVC obscure double glazed window to rear aspect. White modern bathroom suite comprising of: bath with shower over and glazed shower screen, vanity unit with wall mounted hand wash basin and low level WC. Tiled walls and flooring. Extractor fan and ceiling spotlights.

## OUTSIDE - FRONT

Gated access to the property with enclosed lawned garden and path leading to front door.

## OUTSIDE - REAR

To the rear of the property is a decked patio with steps leading to an enclosed lawned garden with fence panel borders. A timber gate gives access to off road parking and garage.

## GARAGE

With up and over door and side door.

## TENURE

We understand (subject to legal verification) that the property is 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 free from defects or in working order.

## FLOORPLAN

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

## VIEWINGS

Strictly by appointment with the Agents. Viewings available from 9:00 to 17:00 Monday to Friday and 10:00 to 14:00 on Saturdays.

## COUNCIL TAX MHDC

We understand the council tax band presently to be : B

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.

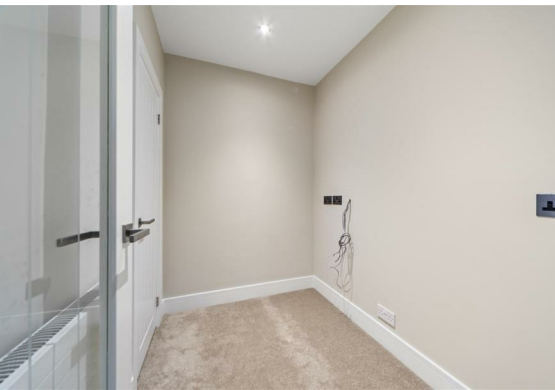
If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

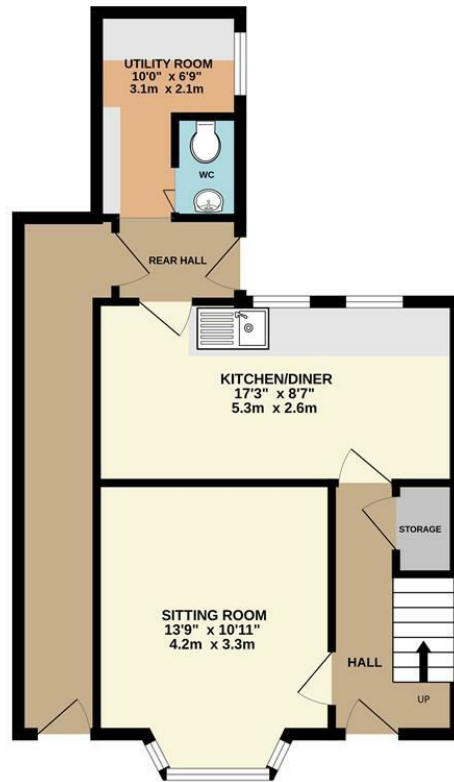
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

## Parking

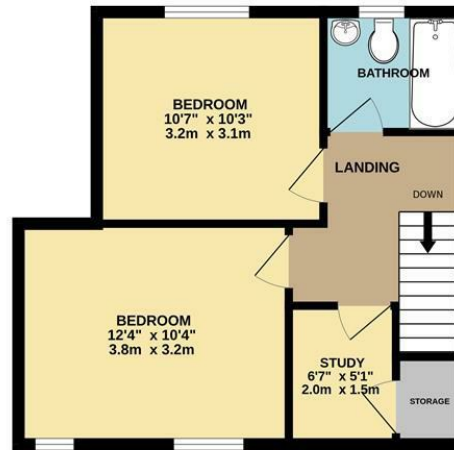
Parking for the property is via a driveway to the rear of the property



GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.

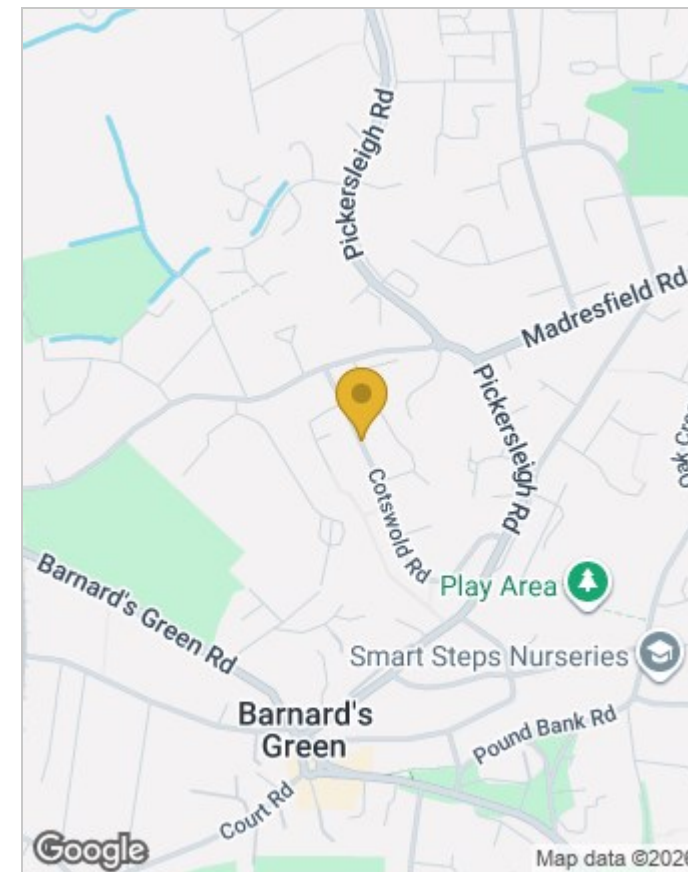


1ST FLOOR  
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	67
	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.