

Philip Laney & Jolly

212 Malvern Road, Worcester, WR2 4LL

Guide Price £600,000

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Philip Laney & Jolly are delighted to welcome this wonderful family home to the market. Situated in the highly sought after Malvern Road in St Johns, Worcester, this beautifully presented detached property offers spacious and versatile accommodation, a stunning landscaped rear garden and excellent family living.

The welcoming hallway leads to a spacious living room featuring a charming bay window and attractive feature fireplace. The dining room opens into a delightful garden room, offering lovely views over the beautifully maintained rear garden.

The well appointed kitchen breakfast room provides a practical and sociable space for family life, complemented by a useful utility room and spacious downstairs wet room. There is also access to the integral garage.

Upstairs are three generously sized double bedrooms, a family bathroom and an additional shower room, providing excellent accommodation for a busy household.

The beautifully landscaped rear garden is a particular highlight, having been lovingly maintained by the current owner. Offering privacy and tranquillity, it is ideal for relaxing, entertaining and enjoying the outdoors.

Located in the popular St Johns area, this impressive home combines generous accommodation, practical living spaces and a wonderful garden in a highly desirable Worcester location. Viewing is highly recommended to fully appreciate all that this fantastic family home has to offer.

EPC: D Council Tax Band: E Tenure: Freehold

Entrance Hallway
Obscure double glazed side panels with composite front door. Tiled floor. Understairs storage cupboard. Radiator and ceiling light point. Stairs rising to first floor.

Living Room
Triple glazed bay window to the front aspect. Portland Stone fireplace with coal and log effect gas fire. Radiator and ceiling light point.

Dining Room
Sliding doors open to the garden room/conservatory. Radiator and ceiling light point.

Garden Room/Conservatory
Overlooking the landscaped feature rear garden. Patio doors. Tiled floor with underfloor heating.

Kitchen
Double glazed window to rear aspect. Kitchen fitted with a range wall and base units with worksurface over. Tiled splashbacks. Built-in 'Neff' oven and 4 ring Range hob. Integrated 'Bosch' dishwasher and integrated fridge. Breakfast bar. Sink and drainer with mixer tap. Pantry cupboard. Vertical radiator.

Utility Room
Space for washing machine and tumble dryer. Space for undercounter freezer. Worksurface over. Stainless steel sink and drainer. Radiator. Skylight and door to:

Garage
Remote access with roller front door. Strip light and power.

Downstairs Wet Room
UPVC double glazed window to side aspect. Low level WC and pedestal hand wash basin. Tiled flooring and glazed screen. Chrome heated towel rail. Extractor and ceiling light point. Underfloor heating.

First Floor Landing
Obscure double glazed window to side aspect. Access to loft. Airing cupboard housing water tank. Radiator and ceiling light point. Doors off to all first floor rooms.























Bedroom One
Triple glazed window to front aspect. Built-in quality wardrobes. Radiator and ceiling light point.

Shower Room
Obscure double glazed window to front aspect. Shower cubicle and pedestal hand wash basin. Tiled floor. Radiator and ceiling light point.

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

Bedroom Three
Double glazed window to rear aspect. Built-in storage cupboard. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to side aspect. Freestanding claw feet bath, low level WC and pedestal hand wash basin. Tiled floor. Chrome heated towel rail. Ceiling light point.

Front Garden
The property is approched via a sweeping driveway, providing ample parking. Hedged with well stocked border and laid to lawn.

Rear Garden
Exceptionally well maintained gardens and much loved, well stocked borders. Initial patio seating area and landscaped garden. Area laid to lawn with various private seating areas, two ponds and surrounded with a selection of acer tress and shrubs. Wooden shed and garden sun room with power. Gated side access. External power and lighting.

Parking
Parking for the property is to the front for multiple vehicles plus access to the integral garage.

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.

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 WORCESTER
We understand the council tax band presently to be : E
Worcester Council
https://www.worcester.gov.uk/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband
We understand currently 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.

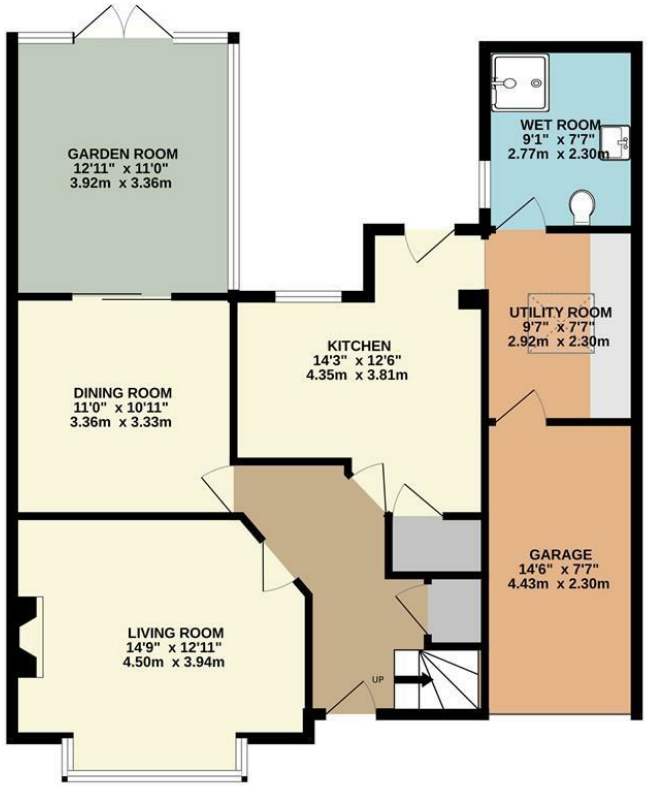
https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.

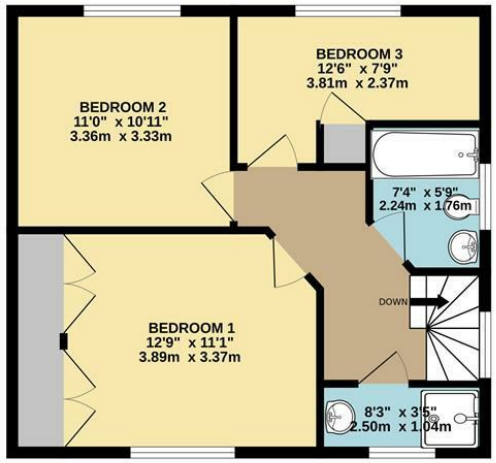
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW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

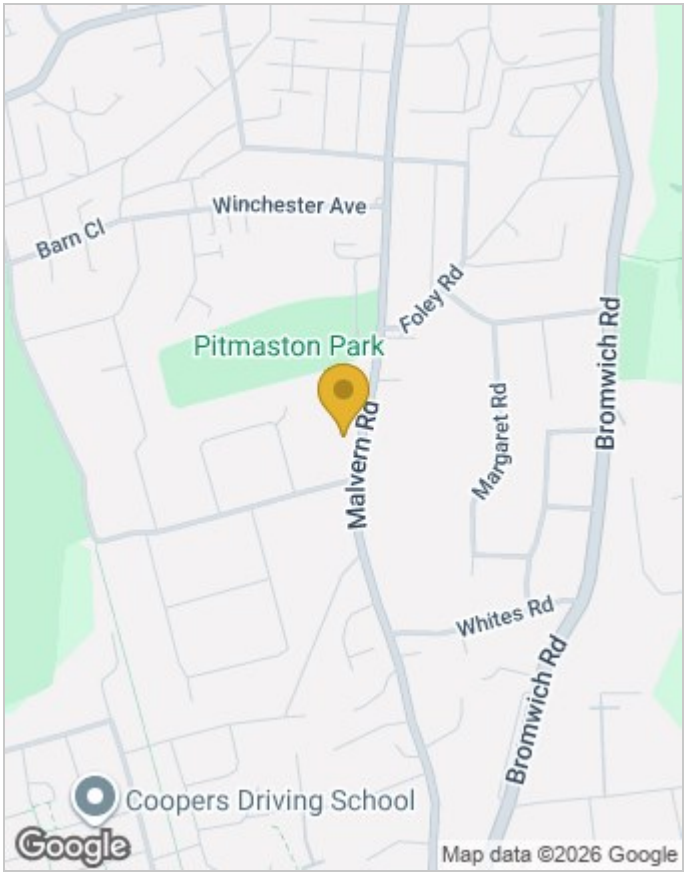
Viewings
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

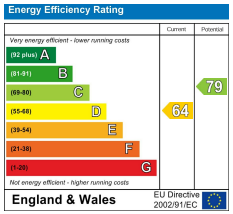
GROUND FLOOR



1ST FLOOR







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 Worcester Office on 01905 26664 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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