

Philip Laney & Jolly

60 Wheelbarrow Way, Malvern, WR14 1YL

Offers Over £500,000

4 3 3 B

Philip Laney & Jolly Malvern are pleased to present this impressive four-bedroom detached home on Wheelbarrow Way, completed in 2021. Offering spacious and versatile accommodation throughout, this modern property is ideally suited to family living, with a well-planned layout and plenty of space for both everyday life and entertaining.

The ground floor features three reception rooms, providing flexibility for a range of uses, whether as a formal dining room, a separate sitting room with feature wood burner or a dedicated home office. The kitchen is complemented by a separate utility room, offering additional practicality, while a convenient downstairs WC completes the ground floor accommodation. Further benefits include solar panels and an EV charging point, adding to the property's modern and practical features.

Upstairs, the property offers four well-proportioned bedrooms, including two with their own ensuites, alongside a modern family bathroom. The layout provides a comfortable balance of shared and private spaces, making it well suited to growing families or those looking for additional room to work from home. The fitted furniture throughout the property has been supplied by Hammonds, while a boarded attic provides useful additional storage space.

Outside, the property benefits from a private south-facing rear garden, providing an ideal space to relax and enjoy the outdoors. To the front, there is off-road parking for multiple vehicles, together with a garage, offering useful additional storage and convenience.

Situated in a desirable area of Malvern, Wheelbarrow Way is conveniently located for a range of local amenities, shops and schools, with the surrounding area offering plenty to explore. Combining modern construction, flexible living accommodation and practical features throughout, this detached home presents an excellent opportunity for buyers seeking a spacious and contemporary property in a popular Malvern location.

EPC: B Council Tax Band: E

Entrance Hallway
Composite front door with obscure double glazed side panel. Two ceiling light points. Radiator. Stairs rising to first floor. Storage cupboard. Doors off to:

Living Room
Radiator. Ceiling light point. Double glazed window to front aspect. Log burner.

Study/Playroom
Radiator. Ceiling light point. Double glazed window to front aspect.

W C
Ceiling light point. Radiator. Low level WC. Pedestal wash hand basin. Tiled walls.

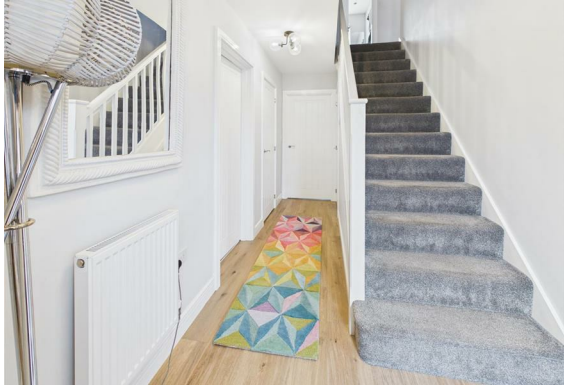
Open Plan Kitchen-Diner
Matching wall and base units with worksurfaces over. Built in breakfast bar. One and a half stainless sink and drainer. Integrated 'Zanussi' oven and grill. Integrated fridge-freezer and dishwasher. Four ring gas hob with extractor fan over. Two ceiling light points and ceiling spotlights. Radiator. Two double glazed window to rear aspect and double glazed French doors leading out into rear garden. Built in storage.

Utility Room
Radiator. Ceiling light point. Double glazed door to side aspect. Space and plumbing for washing machine. Wall hung Ideal boiler. Stainless steel sink and drainer.

Landing
Radiator. Ceiling light point. Airing cupboard and cupboard housing water heater. Access to loft. Doors off to:

Bedroom One
Ceiling light point. Radiator. Built in wardrobes. Double glazed window to front aspect.







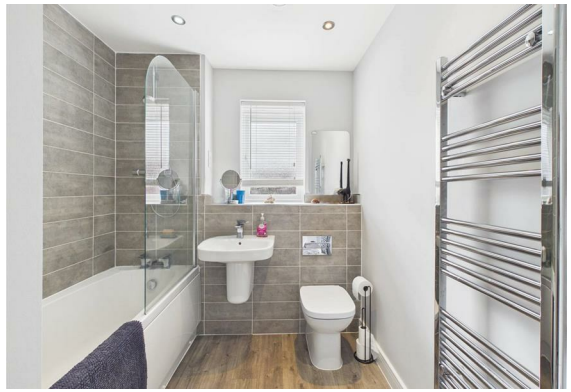
















Ensuite
Wall hung wash hand basin. Low level WC. Shower cubicle with shower over. Chrome heated towel rail. Tiled walls. Obscure double glazed window to front aspect. Ceiling spotlights.

Bedroom Two
Ceiling light point. Radiator. Double glazed window to front aspect. Built in wardrobes.

Ensuite
Ceiling spotlights. Radiator. Low level WC. Wall hung wash hand basin. Shower cubicle with shower over.

Bedroom Three
Ceiling light point. Double glazed window to rear aspect. Radiator. Built in wardrobes.

Bedroom Four/Office
Ceiling light point. Radiator. Double glazed window to rear aspect.

Bathroom
Ceiling spotlights. Chrome heated towel rail. Panelled bath with shower over. Low level WC. Wall hung wash hand basin. Tiled walls. Obscure double glazed window to rear aspect.

Rear Garden
Initial patio seating area. Majority of garden laid to lawn. Outside tap and electrical point. Gated side access. Enclosed by timber panelled fencing.

Garage
Power and lighting.

Parking
Parking for the property is off road parking for multiple vehicles.

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).

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
We understand that the property is offered for sale Freehold.
Annual Communal Charge of £303.11

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.

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
EE- Good outdoor





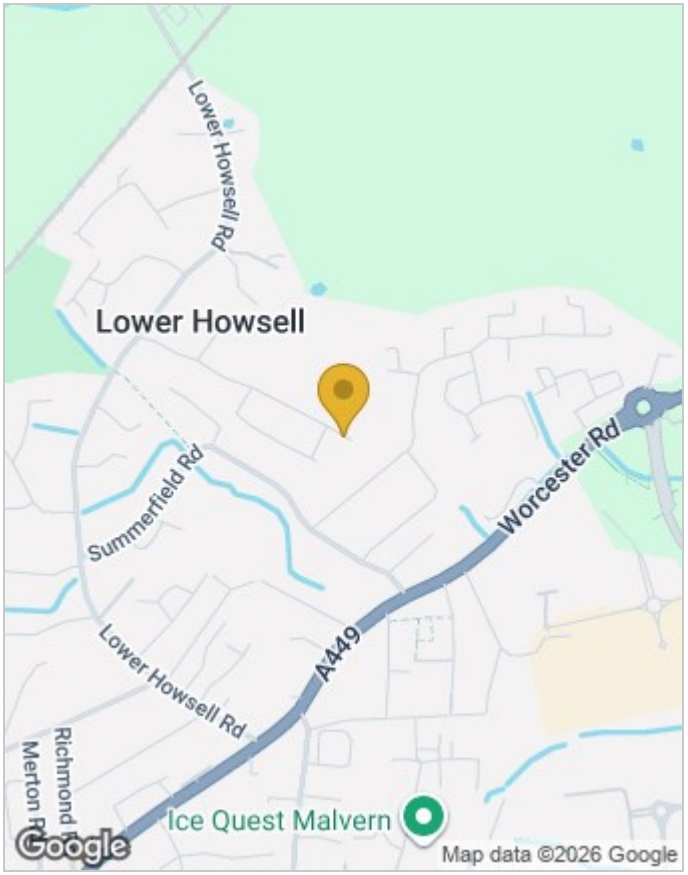
Philip Laney & Jolly
THE PROPERTY PROFESSIONALS

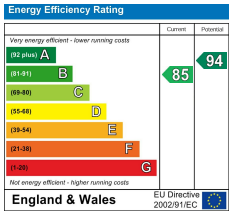
Approximate total area(1)
152 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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