



3 Sudeley Close, Malvern, WR14 1LP  
Guide Price £325,000



Philip Laney & Jolly Malvern are pleased to offer this four bedroom detached house situated in the charming Sudeley Close, Malvern. The property provides a wonderful opportunity for families seeking a comfortable home in a popular residential setting.

The accommodation includes two reception rooms offering flexible living space for both everyday family life and entertaining.

Upstairs there are four well proportioned bedrooms served by a family bathroom, while a convenient downstairs WC adds further practicality to the layout.

Outside the property benefits from a private rear garden which enjoys pleasant views towards neighbouring fields, creating a peaceful outdoor setting.

Further features include double glazing and gas central heating providing comfort throughout the year. The property also benefits from a garage together with off road parking for two vehicles.

While some cosmetic improvement would enhance the property, it is offered for sale with no onward chain allowing for a straightforward purchase. This home presents an excellent opportunity for buyers looking to personalise a property in a desirable Malvern location.

EPC: D Council Tax Band: D Tenure: Freehold

#### Entrance Hallway

Obscure double glazed door to side aspect. Radiator. Double glazed window to front aspect. Ceiling light point. Wall light point. Understairs storage cupboard. Stairs to first floor. Doors off to:

#### Downstairs WC

Pedestal wash hand basin. Vinyl flooring. Low level WC. Obscure double glazed window to side aspect. Ceiling light point. Radiator.

#### Living Room

Double glazed sliding doors leading into garden. Two ceiling light points. Two wall light points. Two radiators. Double glazed window to rear aspect. Gas fireplace (currently been decommissioned due to its age)

#### Dining Room

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

#### Kitchen

Matching wall and base units with worktops over. Radiator. Ceiling light point. Hotpoint free standing oven with grill and four ring hob with extractor fan over. Space for fridge-freezer. Space and plumbing for washing machine. Sink and drainer with mixer tap over. Double glazed window to side aspect. Double glazed door leading out to side patio with access to rear garden.

#### Landing

Ceiling light point. Loft access. Double glazed window to side aspect. Airing cupboard housing Worcester Bosch combination boiler. Additional storage cupboard. Doors off to:

#### Bedroom One

Ceiling light point. Radiator. Double glazed window to front aspect with far fetching views of the Malvern Hills.

#### Bedroom Two

Ceiling light point. Double glazed window to rear aspect.

#### Bedroom Three

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

#### Bedroom Four

Built in wardrobe. Ceiling light point. Radiator. Double glazed window to front aspect with far fetching views of the Malvern Hills.

#### Bathroom

Ceiling light point. Radiator. Pedestal wash hand basin. Low level WC. Panelled bath with dual taps over. Obscure double glazed window to side aspect.





#### Rear Garden

Initial patio area leading around to the shed and greenhouse set on concrete beds. Rest of the garden is laid to lawn.

#### Garage

Power and electricity. Up and over door.

#### Council Tax Worcester

We understand the council tax band presently to be : D

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).

#### 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.

#### 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 Malvern

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>

<https://www.openreach.com/fibre-checker/my-products>

#### Parking - Malvern

Parking for the property is room for two cars on the driveway and one car in the garage.

#### Mobile Coverage - Malvern

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

Three- Good outdoor

Vodafone- Good outdoor, variable in-home

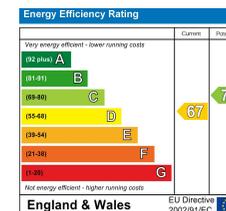
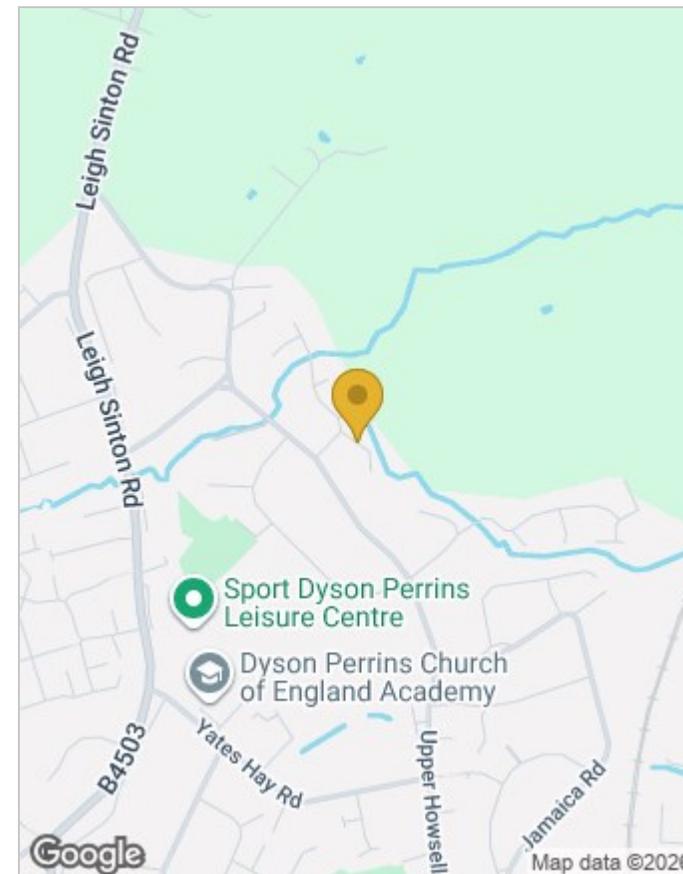


GROUND FLOOR

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 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.

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