



105 Oakfield Road, Malvern, WR14 1DT
Offers Over £350,000



Philip Laney & Jolly present to the market Oakfield Road in Malvern, this substantial four-bedroom detached bungalow presents an exceptional opportunity for those seeking a comfortable and inviting home. The property enjoys a light and airy living dining room, perfect for both relaxation and entertaining. The well-appointed kitchen breakfast area offers a delightful space for family meals and gatherings.

This bungalow features four spacious bedrooms, providing ample room for family or guests. The shower room and separate WC add convenience to daily living. The property is enhanced by double glazing and gas central heating.

Outside, you will find a generous private rear garden, an ideal setting for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes parking and a garage, providing practical solutions for your vehicle and storage needs.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a growing family or looking to downsize, this bungalow offers a perfect blend of space, comfort, and convenience in a desirable location. Do not miss the chance to view this delightful property.

EPC: D Council Tax Band: E Tenure: Freehold

Porch

Double glazed Front door with double glazed windows to each side. Double glazed floor to ceiling windows to front aspect.

Entrance Hallway

Double glazed obscure front door with double glazed obscure window to the side. Radiator. Two ceiling light points. Doors off to:

Living Room

Two ceiling light points. Two radiators. Larger than average double glazed window to front aspect with views of the Malvern Hills. Double glazed window to side aspect. Double glazed sliding doors to rear aspect.

Kitchen/Diner

Radiator. Two ceiling light points. Double glazed window to side and rear aspect. Double glazed window and door leading to the courtyard area. Space for fridge-freezer and free standing oven unit. Space and plumbing for washing machine. A range of wall and base units. Stainless steel sink with drainer each side.

Shower Room

Obscure double glazed window to rear aspect. Airing cupboard housing Bosch combination boiler. Shower cubicle with Mira mixer shower. Low level WC. Pedestal wash hand basin. Tiled walls. Radiator. Ceiling light point.

WC

Low level WC. Wall mounted wash hand basin. Ceiling light point. Double glazed window to rear aspect.

Bedroom 1

Two ceiling light points. Radiator. Double glazed window to rear and side aspect.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Rear Garden

Initial patioed area. Majority of the garden laid to lawn with an additional patio area in the bottom right corner housing the shed.





Courtyard

Steps leading down to stone bordered seating area. Storage cupboard. Paved walkway with access to front of the property.

Front Garden

Patio walkway to the entrance of the property. Planted borders surrounding laid to lawn area.

Garage

Ceiling light point. Window to side aspect. Up-and-over garage door.

WR14 Area Summary

Location: Situated in the WR14 area of Malvern, the property is well placed for local amenities including shops, Waitrose and a range of other supermarkets, cafés and cultural attractions such as Malvern Theatres, all within the town centre.

Transport: Great Malvern and Malvern Link train stations provide regular rail services, while road links connect easily to Worcester, Hereford and the M5 motorway.

Area: WR14 offers a charming town atmosphere with a mix of historic character, green spaces and easy access to the Malvern Hills, making it popular with a wide range of buyers.

Council Tax Worcester - Malvern

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).

Financial Services - Malvern

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 - Malvern

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? Malvern

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 - Malvern

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 - Malvern

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 - Malvern

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 it 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 - Malvern

Parking for the property is off road parking available for one car.

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>

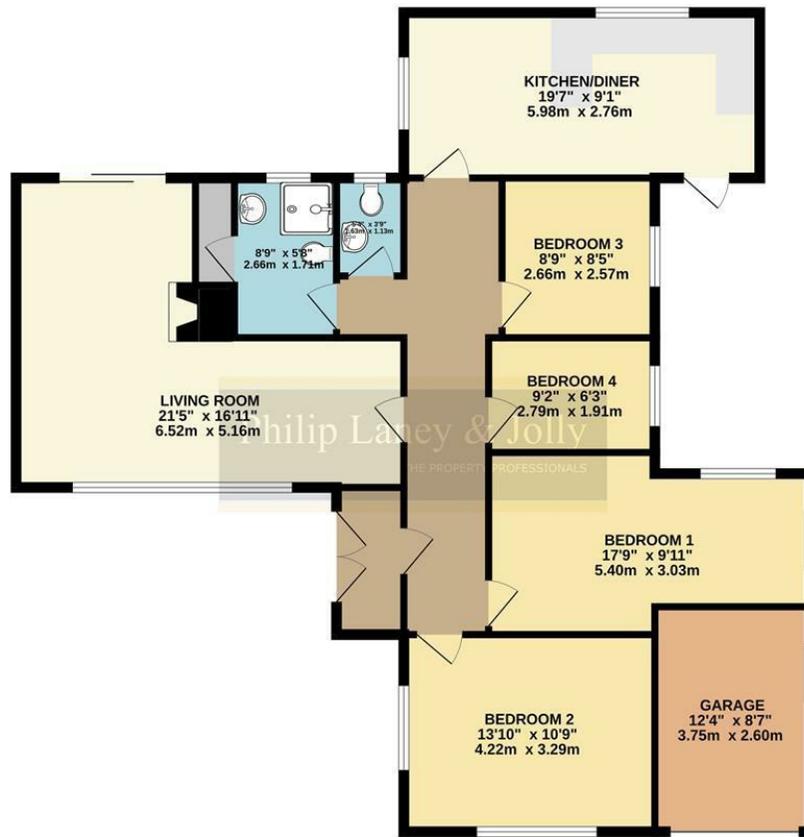
EE - Good outdoor and in-home

O2 - Good outdoor

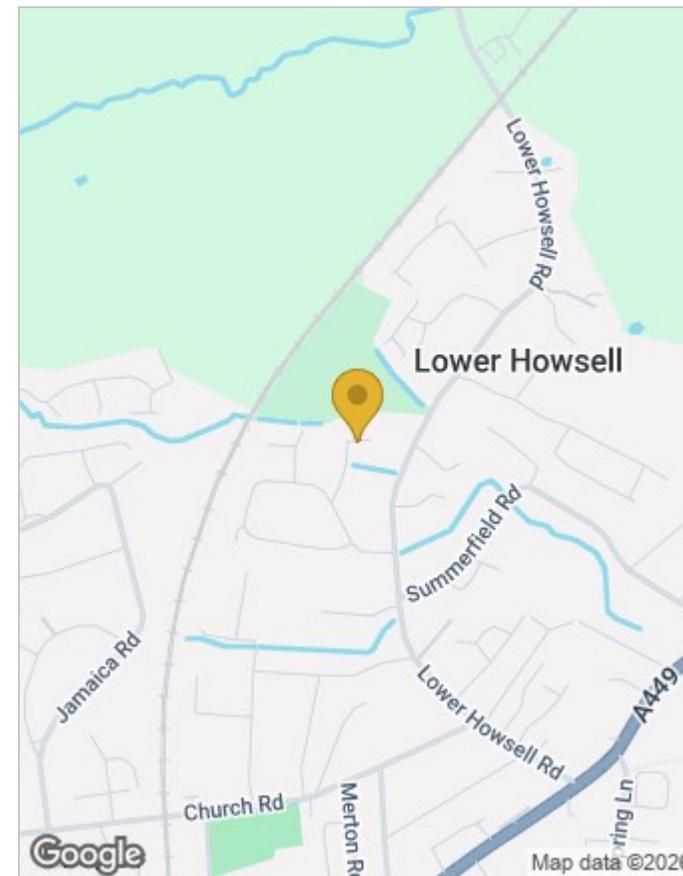
Three - Good outdoor

Vodafone - Good outdoor and in-home

GROUND 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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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		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.