

Philip Laney & Jolly



6 Wedderburn Road, Malvern, WR14 2DG

Price £325,000





**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ MALVERN TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

A beautifully presented 3 bed semi detached family home in a popular road in Malvern. This house has been updated with new flooring, windows and bathroom by the present vendors. The garden is well landscaped and surprisingly long and versatile. Located not far from the eclectic mix of shops and amenities of Barnards Green and Great Malvern station giving easy access to Worcester, Birmingham and London. Briefly comprising 3 bedrooms, bathroom, living room, playroom, kitchen and enclosed gardens. The property also boasts full double glazing and gas central heating. EPC-D

#### ENTRANCE

Entrance from porch through part glazed modern composite door into hall:

#### HALL

Door to living room and stairs rising to the first floor. radiator, stripped wood floor.

#### LOUNGE

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

Open plan lounge/dining room. Bay of UPVC double glazed sash windows to the front aspect with feature fireplace. Stripped wood floor and radiator.

#### DINING ROOM

11'2" x 9'10" (3.4 x 3)

UPVC double glazed sash window to rear aspect. Feature fireplace. Radiator and door to playroom.

#### PLAYROOM

8'10" x 8'10" (2.7 x 2.7)

UPVC double glazed windows to the side aspect, door to kitchen. Stripped wood floor. Radiator.

#### KITCHEN

12'6" x 8'2" (3.8 x 2.5)

UPVC double glazed window to the rear aspect and UPVC double glazed door to the rear garden. Range of wall and base units with integral oven, dishwasher and fridge freezer. Space for washing machine. roll top work surface with 1 1/2 stainless steel sink and drainer and 5 ring gas hob with stainless steel extractor hood over. Under unit lighting and tiled splash back. Radiator.

#### FIRST FLOOR LANDING

Doors to bathroom, Beds 1 & 2 with stairs rising to second floor.

#### BEDROOM 1

13'9" x 9'10" (4.2 x 3)

UPVC double glazed sash windows to the front aspect with views of the Malvern hills. Cast iron feature fireplace. Radiator.

#### BEDROOM 2

9'10" x 8'6" (3 x 2.6)

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







### BATHROOM/WETROOM

UPVC part obscure double glazed sash window to the rear aspect. Set up as a wet room with a walk in shower with floor drain, roll top central feed bath, low level WC and pedestal hand wash basin. Tiled splash back and flooring. Radiator and doors to an airing cupboard housing gas boiler.

### SECOND FLOOR

Door to bedroom 3 , eaves storage and UPVC picture window.

### BEDROOM 3

13'9" x 12'6" (4.2 x 3.8)

UPVC double glazed sash windows to the rear and side with an additional velux window. Door to storage cupboard and eaves storage. Radiator.

### OUTSIDE

To the front of the property is a wide walkway to the front door and timber gate to the rear garden.

To the rear is a landscaped enclosed garden with a paved area providing space for alfresco dining and a timber shed. This leads to lawned area with raised beds and planted borders. A path leads to a picket gate and fencing which protects a further area with raised vegetable beds, a gravelled area and a large shed. The garden has a variety of established shrubs and flowers. A timber gate gives direct access to the front of the property.

### Tenure - Freehold

We understand that the property is offered for sale 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 in working order or free from any defects.

### 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).

### 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.

### Broadband

We understand currently Full Fibre Broadband is available 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>

### 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.

### 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.

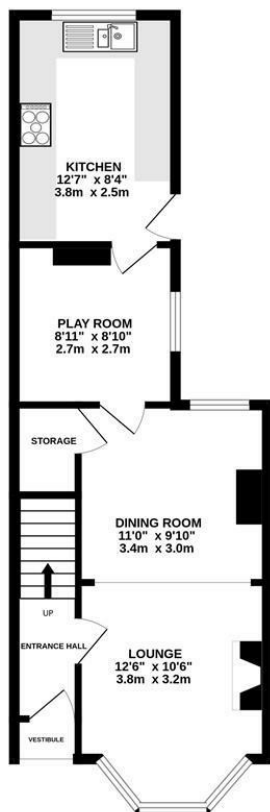
### Viewings

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.

GROUND FLOOR  
470 sq.ft. (43.6 sq.m.) approx.

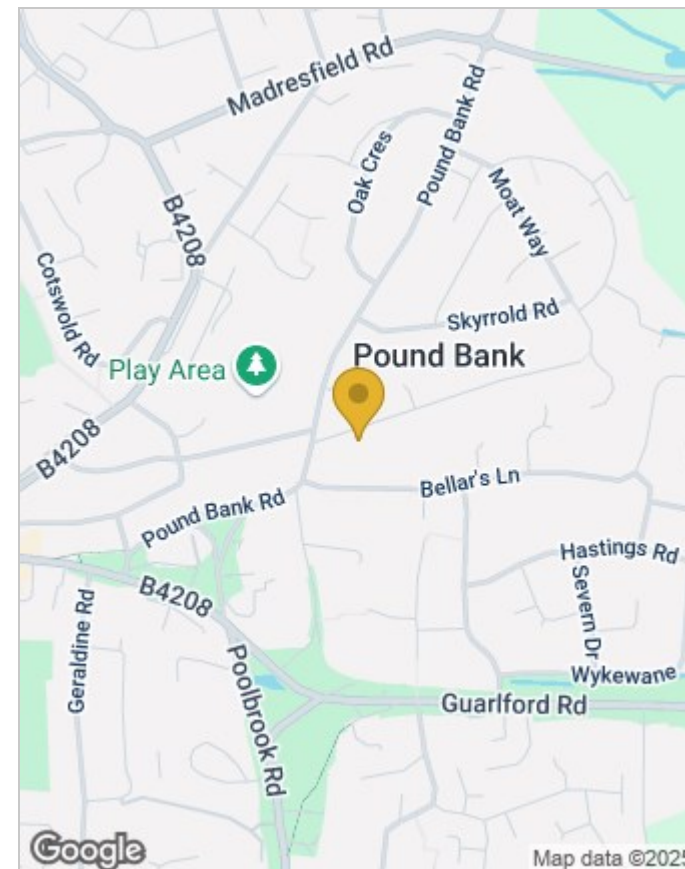
1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.

2ND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.6 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		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		79
(50-60) <b>C</b>		
(39-49) <b>D</b>	58	
(29-38) <b>E</b>		
(17-28) <b>F</b>		
(1-16) <b>G</b>		
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.