

Philip Laney & Jolly



7 Oaklands, Malvern, WR13 5LA  
Offers In Excess Of £450,000





Philip Laney & Jolly Malvern, Worcestershire welcome to the market Cherry Tree House, 7, Oaklands, Malvern. This modern detached house offers a delightful blend of comfort and style. The property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings.

With four well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office. The two bathrooms provide convenience and privacy, ensuring that morning routines run smoothly.

The exterior of the property features a driveway that accommodates two vehicles, along with additional parking available in the garage, making it ideal for families with multiple cars or for those who enjoy hosting visitors.

This home in Oaklands offers both comfort and practicality. With its excellent amenities and picturesque surroundings, This property is sure to appeal to anyone. Don't miss the opportunity to make this lovely house your new home.

**GROUND FLOOR**

**ENTRANCE**

Entrance via UPVC obscure glazed door into hallway. Radiator.

**ENTRANCE HALLWAY**

Doors to sitting room, kitchen, dining room, WC and understairs cupboard. Stairs rising to first floor landing.

**SITTING ROOM**

22'0" x 10'10" (6.7 x 3.3)  
UPVC double glazed sliding doors to rear garden and UPVC double glazed windows to front aspect. Feature fireplace with electric coal effect fire (gas point available). Two radiators. Double doors to:

**DINING ROOM**

12'10" x 10'2" (3.9 x 3.1)  
UPVC double glazed windows overlooking the rear garden. Radiator. Door to:

**KITCHEN**

9'10" x 9'10" (3 x 3)  
UPVC double glazed windows overlooking the rear garden. Kitchen fitted with a range of neutral coloured wall and base units, with under counter lighting. Square edge work surface with ceramic sink and drainer. Tiled splashback. Integrated fridge freezer, dishwasher and double oven. 4 ring electric hob with stainless steel extractor hood over. Tiled flooring. Door to:

**UTILITY ROOM**

8'2" x 6'7" (2.5 x 2)  
UPVC double glazed window and door to side aspect. Range of wall and base units with integrated washing machine. Square edge work surface with circular stainless steel sink. Tiled splashback and flooring. Radiator and extractor fan.

**WC/CLOAKROOM**

UPVC obscure glazed window to side aspect. Recently refitted cloakroom with vanity unit and wall mounted hand wash basin, tiled splashback and low level WC. Radiator and wall mounted fusebox.

**FIRST FLOOR LANDING**

Spacious landing area with UPVC double glazed window to front aspect. Doors to bedrooms, bathroom and double doors to airing cupboard (housing gas boiler). Radiator. Loft hatch giving access to an extensive, fully boarded loft space with ladder and lighting.

**BEDROOM 1**

13'9" x 12'10" (4.2 x 3.9)  
UPVC double glazed window to rear aspect. TV point. Radiator and door to:







## ENSUITE SHOWER

UPVC obscure glazed window to side aspect. Recently refitted suite comprising of: shower cubicle with 'Mira' electric shower, vanity unit with wall mounted hand wash basin and low level WC. Tiled walls and flooring. Heated towel rail. Extractor fan.

## BEDROOM 2

12'10" x 11'2" (3.9 x 3.4)

UPVC double glazed window to rear aspect. Radiator. TV point.

## BEDROOM 3

10'10" x 8'10" (3.3 x 2.7)

UPVC double glazed window to front aspect. Radiator. TV point.

## BEDROOM 4

12'10" x 6'7" (3.9 x 2)

UPVC double glazed window to rear aspect. Radiator. TV point.

## FAMILY BATHROOM

UPVC obscure glazed window to front aspect. bath, pedestal hand wash basin and low level WC. Tiled splashback. Radiator and extractor fan.

## OUTSIDE - FRONT

The property is approached via a gravelled driveway which leads onto the double garage and a lawned garden with established borders. Dual side access to rear garden and off road parking for two vehicles.

## OUTSIDE - REAR

To the rear is an enclosed, beautifully manicured garden with several paved patio areas for seating and alfresco dining. The garden is mainly laid to lawn with established borders, planted with a lovely variety of flowers and shrubs.

## DOUBLE GARAGE

Double up and over doors. Lighting and power.

## Tenure

We understand (subject to legal verification) that the property is freehold. Council Tax Band: E

## Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

## 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 free from defects or in working order.

## Council Tax

We understand the council tax band presently to be :

Herefordshire 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).

## 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.

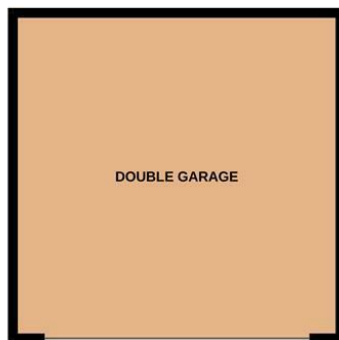
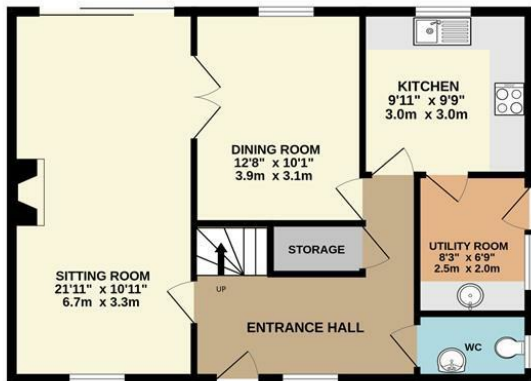
## Verifying ID

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.

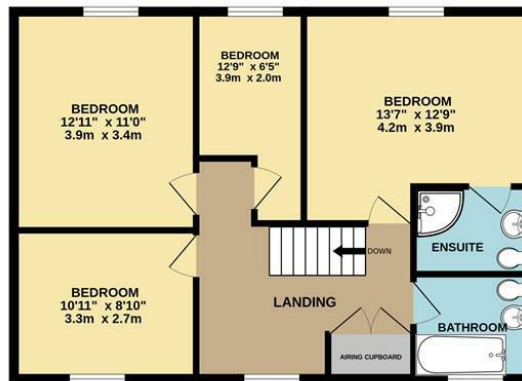
## Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from 09.00 to 17:00 Monday to Friday and 10:00 to 14:00 on Saturdays.

GROUND FLOOR  
1052 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1730 sq.ft. (160.8 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		
(92-100) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <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.