

Philip Laney & Jolly

113 Madresfield Road, Malvern, WR14 2NP

Guide Price £225,000

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Philip Laney & Jolly Malvern present this attractive mid-terrace house, ideally situated on Madresfield Road in Malvern. Offered to the market with the added advantage of no onward chain, allowing for a potentially smoother purchase, the property offers a good balance of living and bedroom accommodation, benefiting from two well-proportioned bedrooms, two separate reception rooms, a fitted kitchen, family bathroom, off-road parking and a rear garden.

Upon entering, you are welcomed into the living room, providing a comfortable and inviting space to relax and unwind. This leads through to a separate dining room, offering plenty of room for a dining table and creating a great space for family meals or entertaining. Positioned at the rear of the property, the kitchen provides a practical layout with a range of fitted units and worktop space, making it well suited to everyday cooking and dining.

To the first floor are two well-proportioned bedrooms, both offering comfortable accommodation, together with a family bathroom completing the upstairs layout.

Outside, the property benefits from off-road parking for one vehicle, while the rear garden provides a pleasant outdoor space with scope to enjoy during the warmer months, whether relaxing outside or making the most of the additional space.

The property is conveniently located within easy reach of a range of local amenities, including shops and cafes, with further facilities available in Malvern town centre. The location also offers access to local transport links and the surrounding area.

Combining two reception rooms, well-arranged accommodation, the added benefit of off-road parking and the appeal of being available with no onward chain, this property would make an excellent opportunity for first-time buyers, couples or those looking to downsize.

Living Room
Obscure double glazed front door. Double glazed window to front aspect. Ceiling light point. Radiator. Fireplace. Door off to:

Dining Room
Two ceiling light points. Radiator. Storage cupboards. Stairs rising to first floor. Double glazed door leading out into courtyard. Door off to:

Kitchen
Two double glazed windows to side aspect. Matching wall and base units with worksurfaces over. Radiator. Two ceiling light points. Space for undercounter fridge and freezer. Space and plumbing for washing machine. Breakfast bar. Integrated oven and five ring gas hob. Wall hung 'Worcester Bosch' boiler.

Landing
Skylight. Ceiling light point. Radiator. Access to loft. Doors off to all rooms.

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

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

Bathroom
Tiled walls. Ceiling light point. Double glazed window to rear aspect. Chrome heated towel rail. Pedestal wash hand basin. Low level WC. Panelled 'P' shaped bath with shower over.

Rear Garden
The entirety of the garden is laid to lawn. Wooden shed to the rear of the garden. Enclosed on the left and right side by timber panelled fencing.

Parking
Parking for the property is a singular off road parking space accessed via the side of the row of properties.























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).

Broadband
We understand currently full fibre broadband is available to order now 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, variable in-home
O2- Good outdoor
Three- Good outdoor and in-home
Vodafone- Good outdoor and in-home

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.

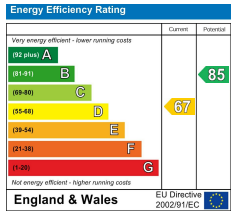
Tenure - Freehold
We understand that the property is offered for sale Freehold.

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.







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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