



4 St. James's Road, Malvern, WR14 2TS

Guide Price £650,000 Council Tax Band: E Tenure: Freehold



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

Philip Laney & Jolly Malvern welcome to the market 4 St James's Road. Situated on a most desirable road in Malvern, this charming detached house offers a perfect blend of comfort and functionality, whilst inviting cosmetic improvements. With four well-proportioned bedrooms, this property is ideal for families seeking a spacious home. Upon entering, you are greeted by an inviting entrance porch that leads into a generous hall and dining area, perfect for entertaining guests or enjoying family meals.

The light and airy living room provides a welcoming space to relax, while a dedicated study offers a quiet retreat for work or study. The kitchen breakfast room is both practical and inviting, making it a delightful spot for casual dining. A convenient WC is also located on the ground floor, enhancing the property's usability.

As you ascend to the first floor, you will find four comfortable bedrooms. The well-appointed bathroom serves this level, ensuring that all family needs are met.

The exterior of the property is equally impressive, featuring a well-maintained and much-loved rear garden that boasts a lovely aspect to the side, perfect for enjoying the outdoors. To the front, ample off-road parking is available, complemented by a lawned area. Additionally, a double garage provides further storage or parking options.

This property is offered with no onward chain, making it an excellent opportunity for those looking to move swiftly into their new home. With its desirable location and spacious layout, this house is a must-see for anyone seeking a delightful family residence in Malvern.

Ground Floor

Porch

Single glazed wooden door and single glazed window to front. Sky lantern. Door to:

Dining Room/Hallway

Single glazed window to front aspect. Two wall lights. Radiator. Stairs rising to first floor. Doors leading to the kitchen and study.

Study

Single glazed window. Ceiling light point and radiator. Door to WC

WC

Obscure single glazed window to side aspect. Low level WC and pedestal wash hand basin. Ceiling light point.

Living Room

Light and spacious room with single glazed window to front aspect. Brick fireplace and surround with wooden mantle. Two radiators and ceiling light points. Four wall lights. Double glazed door and window to rear aspect opening onto rear patio.

Kitchen/Breakfast

Single glazed window to rear aspect. Kitchen fitted with a range of wall and base units with work surface over. Breakfast bar. 5 ring gas hob and 'Hotpoint' oven. One and a half stainless steel sink and drainer. Space and plumbing for washing machine and dishwasher. Space for undercounter fridge and freezer. Ceiling light point and radiator. Obscure single glazed door to side passage.

First Floor Landing

Single glazed window to front aspect. Airing cupboard housing hot water tank and shelving. Radiator and ceiling light point. Loft access.

Bedroom 1

Single glazed window to rear aspect. Radiator and ceiling light point.

Bedroom 2

Single glazed window to side and rear aspects. Radiator and ceiling light point.

Bedroom 3

Single glazed window to front aspect. Radiator and ceiling light point.





Bedroom 4

Single glazed window to rear aspect. Radiator and ceiling light point.

Bathroom

Obscure single glazed window to front aspect. Pedestal wash hand basin, panelled bath with shower over and low level WC. Tiled walls. Radiator.

Side Passage

Door to front with side door to kitchen. Door leading to rear garden. Side passage has steps at the end on the left leading down to the garden. There is a double height brick shed (built on to the back of the garage) at the bottom of the stairs.

Double Garage

Remote roller door. Light and power. Single glazed window to rear aspect.

Outside - Front

Tarmac driveway with steps leading to the front door. Laid to lawn with raised well stocked borders.

Outside - Rear

Elevated patio with far reaching views to the side aspect. Well maintained staged garden with a wonderful selection of rose and shrub borders. Enclosed by timber panel fencing. Greenhouse and wooden summerhouse. Gated side access. Outside light and storage area.

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 - Malvern

We understand the council tax band presently to be : E

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.

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>

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>

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.

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 :

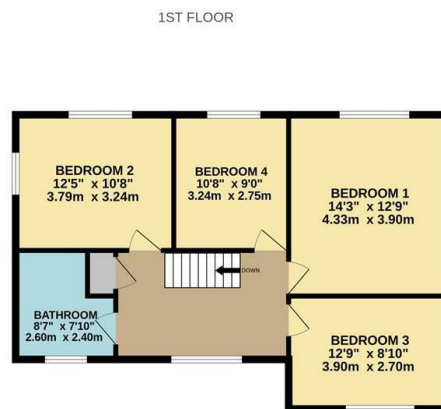
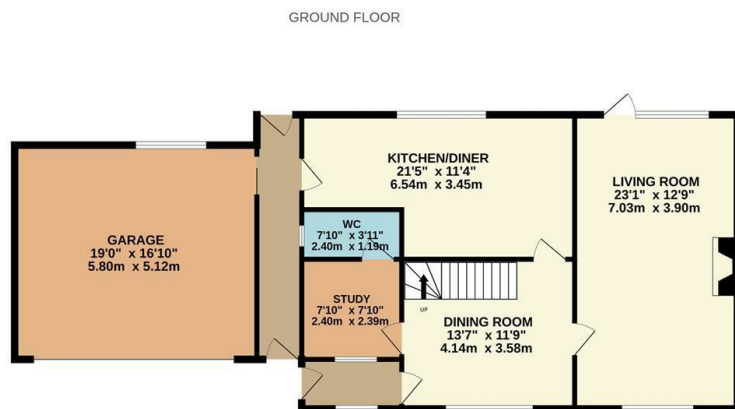
<https://bit.ly/MortgageAdviceRequestPLJW>

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.

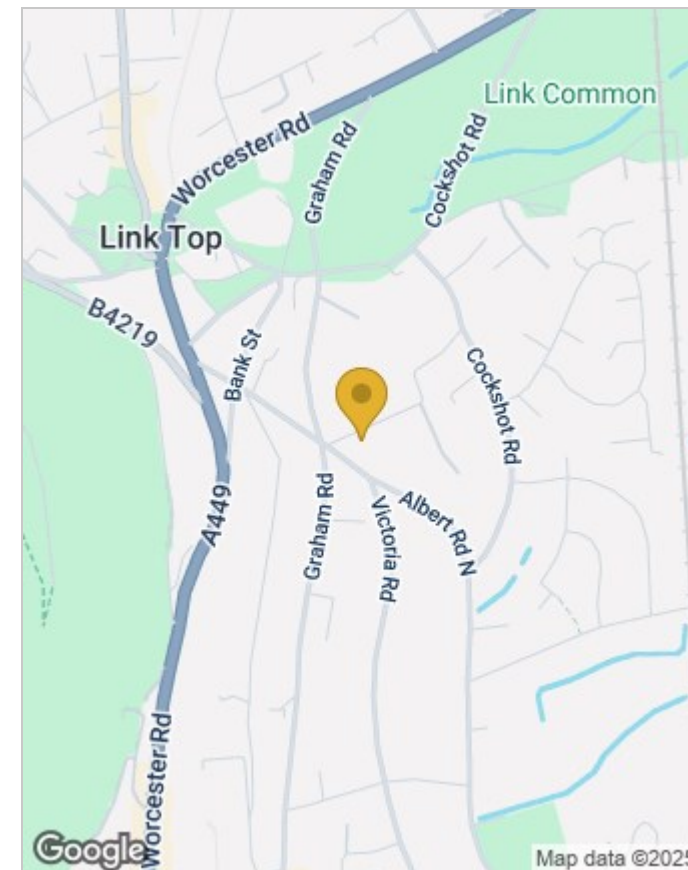
Viewings

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.





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		
(93 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.

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