



112 Tanhouse Lane, Malvern, WR14 1LG  
Offers Over £600,000



Philip Laney & Jolly Malvern present an wonderfully presented four bedroom detached property, offering spacious and versatile accommodation, ample off road parking and a generous rear garden. This exceptional home is ideal for modern family living and has the potential for further enhancement.

The ground floor accommodation comprises a welcoming entrance hall leading to a sitting room and a separate living room, both of which provide comfortable and versatile living spaces. The kitchen is well-appointed and flows seamlessly into the dining room, creating an ideal layout for entertaining and family gatherings. A utility room, WC and boiler room complete the practical aspects of the ground floor.

To the first floor, there is a principal bedroom with ensuite bathroom, three further well-proportioned bedrooms and a family shower room. The property benefits from gas central heating and double glazing throughout, ensuring comfort in all seasons.

There are two garages with electric up and over doors, ample off road parking and a generous and much loved rear garden, providing both privacy and space for outdoor living. The versatile nature of the property also offers the potential to create annexe accommodation, subject to planning approval, adding further value and flexibility to this home.

Viewing is strongly recommended to fully appreciate the quality, space and potential on offer.

EPC: D Council Tax Band: E Tenure: Freehold

**Entrance**

Composite front door into:

**Entrance Hall**

Double glazed window to the front aspect. Radiator and ceiling light point. Stairs rising to the first floor landing.

**Living Room**

Double glazed bay window to the front aspect. Brick-built fireplace with remote electric fire inset. Radiator and ceiling light point.

**Reception Room/Dining Room**

Extended room with a double glazed window to the side aspect. Sliding patio doors opening to the rear garden. Serving hatch. Brick-built fireplace with remote electric fire inset. Two radiators and two ceiling light points.

**Kitchen**

Double glazed window to rear aspect. Kitchen fitted with a range of cream wall and base units with worksurface over. Sink and drainer with mixer tap. 'Neff' oven and 'Neff' 5 ring gas hob and oven. Space and plumbing for dishwasher. Space for fridge freezer. Radiator and ceiling light point. Understairs pantry area.

**Garden Room**

Double glazed window to the rear aspect. Radiator and ceiling light point.

**Utility Room**

Double glazed window to rear aspect and obscure double glazed door. Base units with worksurface over. 'Worcester' combination boiler. Radiator. Door to:

**Garage 1**

Electric up and over door. Wall units. Power and lighting.

**Garage 2**

Electric up and over door. Power and lighting.

**WC**

Low level WC. Ceiling light point and extractor.

**Inner Utility Area**

Pedestal hand wash basin. Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Ceiling light point. Tiled flooring. Door to garage.





### First Floor Landing

Ceiling light points. Doors off to all rooms.

### Bedroom 1

Double glazed window to rear aspect. Modern fitted wardrobes and dressing table. Ceiling light point and radiator.

### En-suite Bathroom

Obscure double glazed windows to rear and side aspects. Shower cubicle, panelled bath, jack & jill basins inset to vanity unit and low level WC. Chrome heated towel rail. Ceiling light point and tiled flooring.

### Bedroom 2

Double glazed window to front aspect. Built-in wardrobes. Radiator and ceiling light point.

### Bedroom 3

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

### Bedroom 4

Double glazed window to rear aspect. Airing cupboard. Radiator and ceiling light point.

### Shower Room

Obscure double glazed window to front aspect. Walk-in shower cubicle, basin inset to vanity unit and low level WC. Heated towel rail. Ceiling light point. Tiled flooring. Loft access.

### Outside - Front

Block paved driveway providing off road parking for several cars. Access to the double garage. Patio area to the side with borders and access to the side.

### Outside - Rear

Patio area with raised borders enclosed by timber panel fencing and hedging. Two wooden sheds. Outside tap and light. Side access.

### 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.

### 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.

### Council Tax MHDC

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).

### 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.

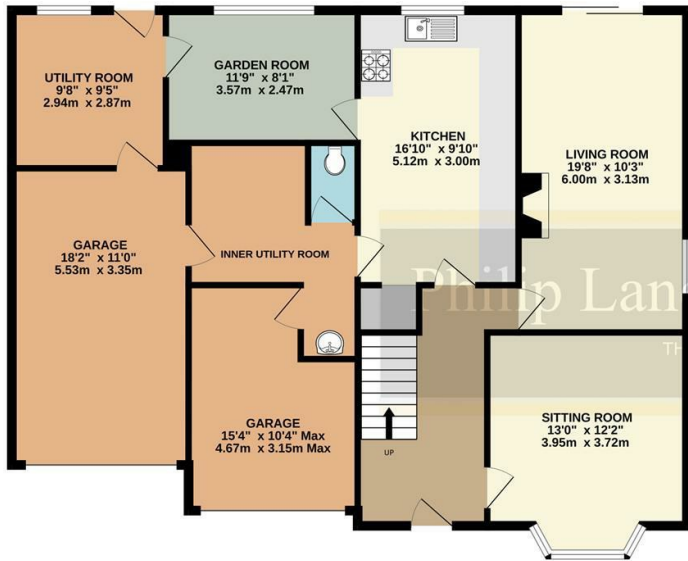
### Verifying ID

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.

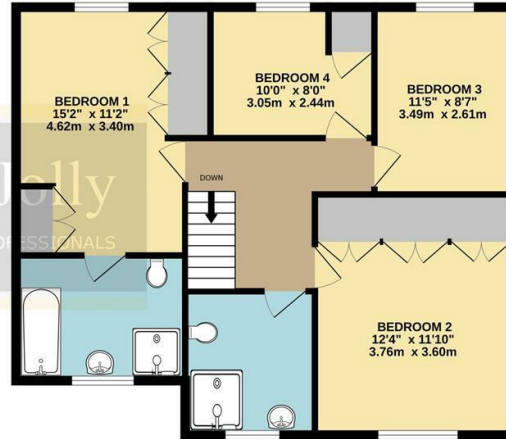
### Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

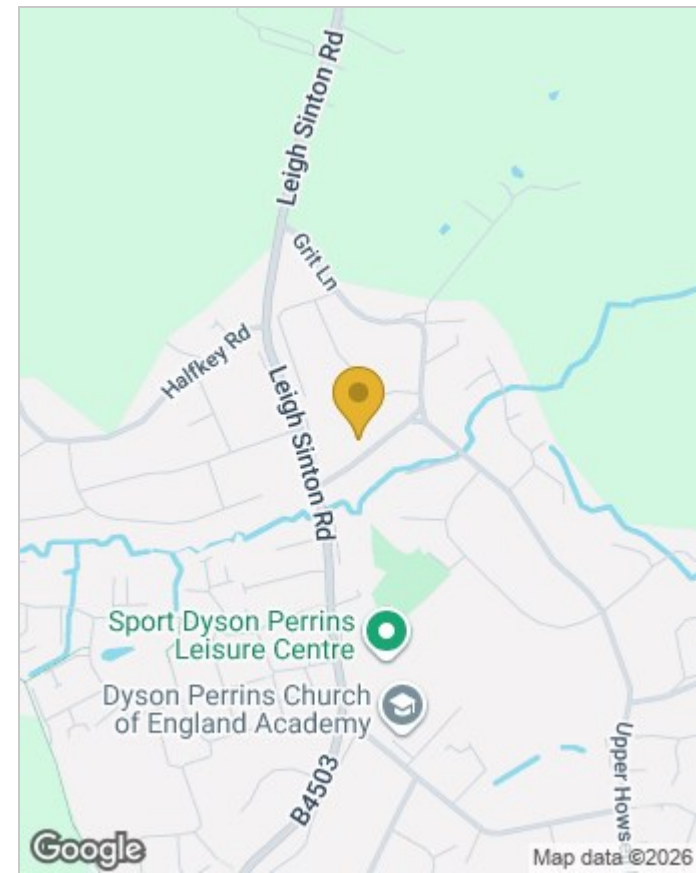
GROUND FLOOR



1ST 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 |  |                         |           |
| (62-68) <b>A</b>                            |  |                         |           |
| (69-71) <b>B</b>                            |  |                         |           |
| (72-74) <b>C</b>                            |  |                         | 79        |
| (75-78) <b>D</b>                            |  | 62                      |           |
| (79-84) <b>E</b>                            |  |                         |           |
| (85-88) <b>F</b>                            |  |                         |           |
| (89-92) <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.

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