

Philip Laney & Jolly



1 Brookfield, Malvern, WR14 1DW  
Guide Price £425,000



Philip Laney & Jolly Malvern, Worcestershire welcome to the market 1 Brookfield. Occupying a generous corner plot and located in a tranquil cul-de-sac in Malvern. This detached bungalow is deceptively spacious and presents an excellent opportunity for comfortable living. The property enjoys three generous size double bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed by an entrance hallway that leads to a well-appointed sitting room. The kitchen is functional and flows seamlessly into a utility room, providing practicality for everyday tasks. A separate dining room offers an inviting space for family meals or entertaining guests. The bungalow also features a convenient WC and a family bathroom, ensuring ample facilities for all residents.

The south-west facing rear garden is a delightful retreat, well-established with a variety of trees and shrubs, offering a peaceful outdoor space to enjoy the sunshine. Additionally, the property includes a garage, providing off-road parking for up to three vehicles or extra storage options.

Conveniently located, this bungalow is just a short distance from the shops and amenities of Malvern Link, as well as the Malvern Link train station, making it an ideal choice for commuters. The main retail park, located approximately a quarter of a mile away, features several well-known high street brands, ensuring all your shopping needs are met.

EPC: D Council Tax Band: D Tenure: Freehold

#### ENTRANCE

UPVC double glazed porch with obscure glass to front aspect. Ceiling light point. Tiled effect vinyl floor. Wooden obscure glazed front door into:

#### ENTRANCE HALLWAY

Two cupboards (one housing 'Vaillant' combi boiler) radiator and two ceiling light points. Fitted carpet. Doors to bedrooms, bathroom, sitting room and kitchen.

#### SITTING ROOM

17'5" x 11'10" (5.3 x 3.6)  
Two UPVC double glazed windows to side and front aspects, gas fireplace with stone hearth, wooden mantle and brick surround. Radiator and ceiling light point. Fitted carpet. Obscure glazed double doors through to:

#### DINING ROOM

10'10" x 9'10" (3.3 x 3)  
UPVC double glazed window to rear aspect and UPVC French doors to garden patio. Fitted carpet. Radiator and ceiling light point. Obscure glazed wooden double doors to:

#### KITCHEN

13'1" x 12'2" (4 x 3.7)  
UPVC double glazed window to rear aspect. A range of wood effect wall and base units with marble effect worktop over and peninsula breakfast counter. Stainless steel sink and a half with chrome tap and drainer. Built-in 'Stoves' double gas oven and 'New World' 4 ring gas hob with overhead extractor fan. Space for fridge freezer. Ceiling light bar. Radiator. Tiled effect vinyl flooring. Obscure glazed wooden door to rear lobby with doors to:

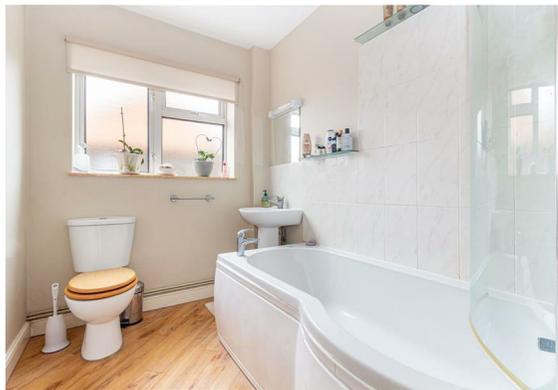
#### BEDROOM 1

11'10" x 11'6" (3.6 x 3.5)  
UPVC double glazed windows to front and side aspect. Fitted wardrobes. Radiator and ceiling light point. Fitted carpet.

#### BEDROOM 2

10'10" x 7'10" (3.3 x 2.4)  
UPVC double glazed window to side aspect. Built-in wardrobe. Vanity unit with ceramic sink and chrome 2 way tap with undercounter storage. Radiator and ceiling light point. Fitted carpet.





### BEDROOM 3

8'10" x 7'10" (2.7 x 2.4)

UPVC double glazed window to side aspect. Built-in cupboard. Vanity unit with ceramic sink and chrome 2 way tap and undercounter storage. Radiator and ceiling light point. Fitted carpet.

### FAMILY BATHROOM

Obscure double glazed window to side aspect. Panelled bath with 'Triton' electric overhead shower and chrome taps, ceramic sink with chrome 2 way tap and low level WC. Radiator. Two wall mounted mirrors. Wood effect laminate flooring.

### GARAGE

17'1" x 11'10" (5.2 x 3.6)

Wooden double doors with concrete floor. Power and light. Fuseboard and storage cupboard. Door to:

### UTILITY

6'11" x 5'11" (2.1 x 1.8)

Single glazed window to front aspect. Space for washer/dryer. Ceiling light point.

### OUTSIDE

The front and rear gardens benefit from views of North Hill. The front is mainly laid to lawn and planted with a variety of mature trees and shrubs, with a path leading around to the left, to an enclosed rear storage area.

The rear garden is south west facing with a paved patio area, leading onto a lawned garden with gated vegetable plot and four raised planters, garden shed and greenhouse.

### TENURE

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

### 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.

### 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.

### 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.

### REDRESS

PL&J are members of The Property Ombudsman scheme.

### WC

Ceramic sink with chrome taps and low level WC. Radiator and ceiling light point. Door to garage and UPVC obscure double glazed door leading to garden and patio.

### 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>

### 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.

### Council Tax MHDC - Malvern

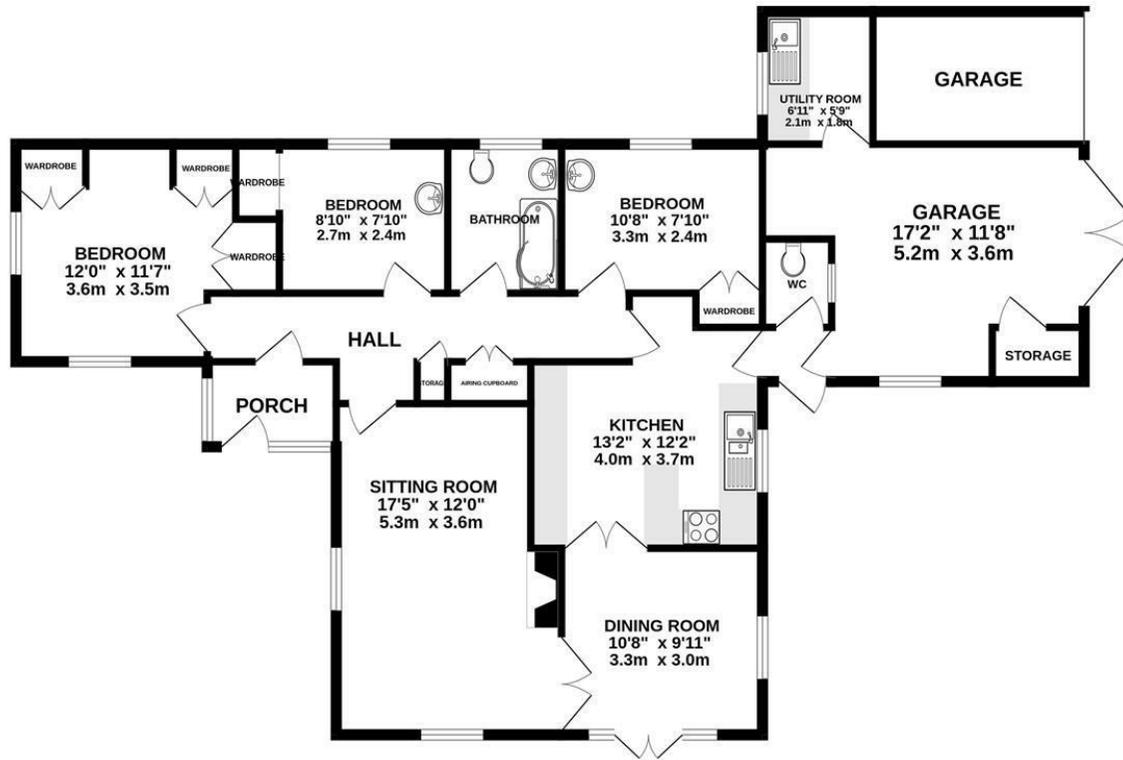
We understand the council tax band presently to be : D

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

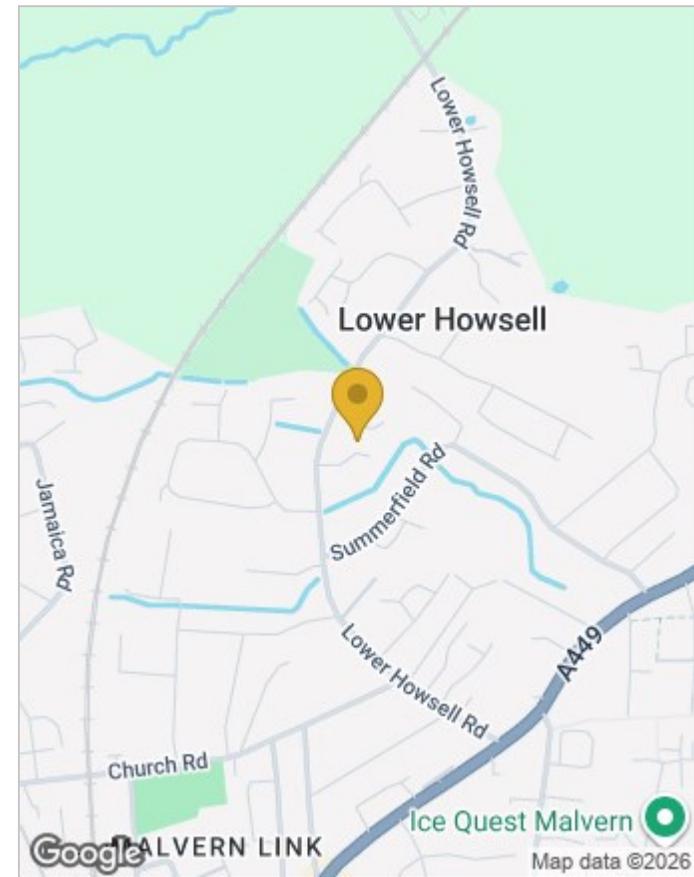
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

GROUND FLOOR  
1250 sq.ft. (116.1 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(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.