



37 Michael Crescent, Malvern, WR14 1UE
Offers Over £210,000



Philip Laney & Jolly Malvern are pleased to present this end terrace home, situated in the popular Michael Crescent area of Malvern. Offering well balanced accommodation this property requires extensive modernisation throughout and will appeal to a range of buyers.

The ground floor comprises a comfortable living room leading through to a dining area, creating a practical space for both everyday living and occasional entertaining. The kitchen is functional with room for updating, while a ground floor WC adds convenience. A garden room to the rear provides an additional seating area with views over the garden.

Upstairs, there are three well proportioned bedrooms along with a family bathroom, providing suitable accommodation for families or those needing extra space.

The property sits on a good sized plot, offering potential for extension subject to the necessary planning and building approvals, allowing buyers to adapt the home over time if required.

Further benefits include double glazing, solar panels (see agents note) and warm air heating. The property is offered with no onward chain, which may help facilitate a straightforward purchase.

Outside, there is a garage and an enclosed rear garden, providing useful outdoor space.

Overall, this is a well located home, offering buyers the opportunity to make improvements to suit their own preferences.

EPC: F Council Tax Band: B Tenure: Freehold

Entrance Hallway

Obscure double glazed front door with obscure double glazed windows to side and front aspects. Two ceiling light points. Cupboard housing fuse box. Storage cupboard housing warm air system. Understairs storage cupboard. Stairs to first floor. Doors off to:

Downstairs WC

Double glazed window to front aspect. Low level WC. Wall hung wash hand basin. Ceiling light point.

Kitchen

Matching wall and base units. Double glazed window to front aspect. Space for fridge-freezer and free standing oven. Stainless steel sink and drainer. Breakfast bar feature. Ceiling light point.

Living Room

Ceiling light point. Double glazed sliding doors to rear garden.

Dining Room

Ceiling light point. Double glazed window to rear aspect.

Garden Room

Single glazed French doors leading into garden. Double glazed windows to front and side aspects. Ceiling light point.

Landing

Single glazed window to side aspect. Storage cupboard. Airing cupboard housing immersion heater. Doors off to:

Main Bedroom

Ceiling light point. Double window to front aspect. Built in wardrobe.

Bedroom Two

Double glazed window to rear aspect. Ceiling light point. Built in wardrobe.

Bedroom Three

Double glazed window to rear aspect. Ceiling light point. Built in wardrobe.

Bathroom

Panelled bath with electric Triton shower over. Double glazed window to front aspect. Low level WC. Wash hand basin built into vanity unit. Ceiling spotlights.





Rear Garden

Initial patio area. Pathway leading to a gate at the rear of the garden. The rest of the garden is laid to lawn. Gated side access to front of the property. Enclosed by brick walls and greenery.

Garage

Two ceiling light points. Electric up and over door. Stainless steel sink inset into vanity unit. Power and tap. Space and plumbing for washing machine.

Council Tax Worcester - Malvern

We understand the council tax band presently to be : B

Worcester Council

<https://www.worcester.gov.uk/council-tax>

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

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, 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.

- The property has solar panels and the installation took place in 2011.
- The solar install comprises 7 x 180 watt panels (1.26kw)
- No AC electricity is currently being generated as the inverter appears to have failed.
- The FIT (feed in tariff) contract has an eligibility date (the commencement) of 12/08/2011 and the FIT rate is index linked and believed (according to available documentation) guaranteed for 25 years from the eligibility date.

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.

Broadband

We understand currently Full Fibre broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Parking

Parking for the property is off-road parking for one vehicle.

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 and in-home

O2- Good outdoor

Three- Good outdoor

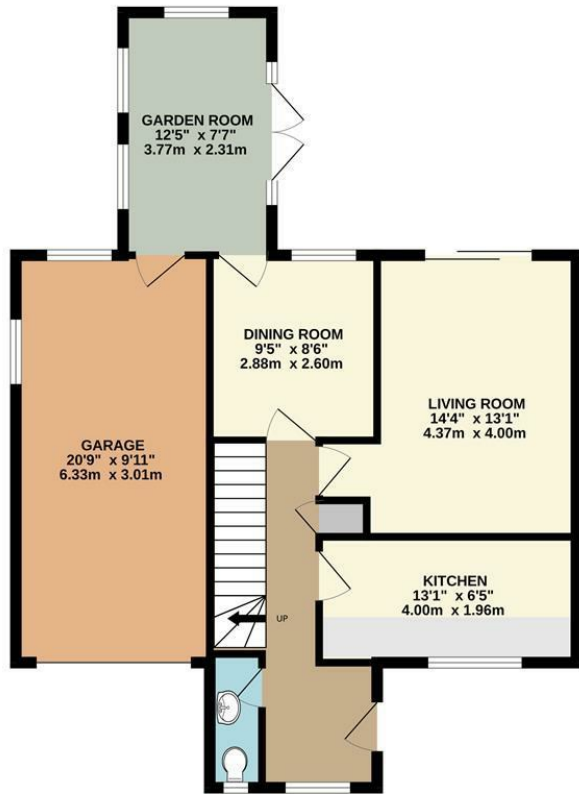
Vodafone- Good outdoor, variable in-home

Agents Note

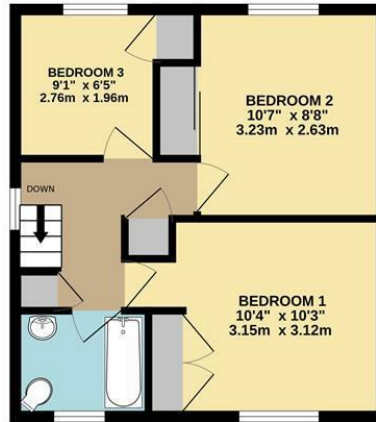
1. MH92 / 1120: Application made 08/09/1992 and permission granted. This was for a two story extension comprising of a garage with a master bedroom (with an on-suite bathroom) above the garage and additionally included a single story garden room.
2. MH92 / 0959: This is the approved application that was built. The design is the same as the above but without the master bedroom (with on-suite bathroom) above the garage, i.e. the build comprised a single story garage and single story garden room.



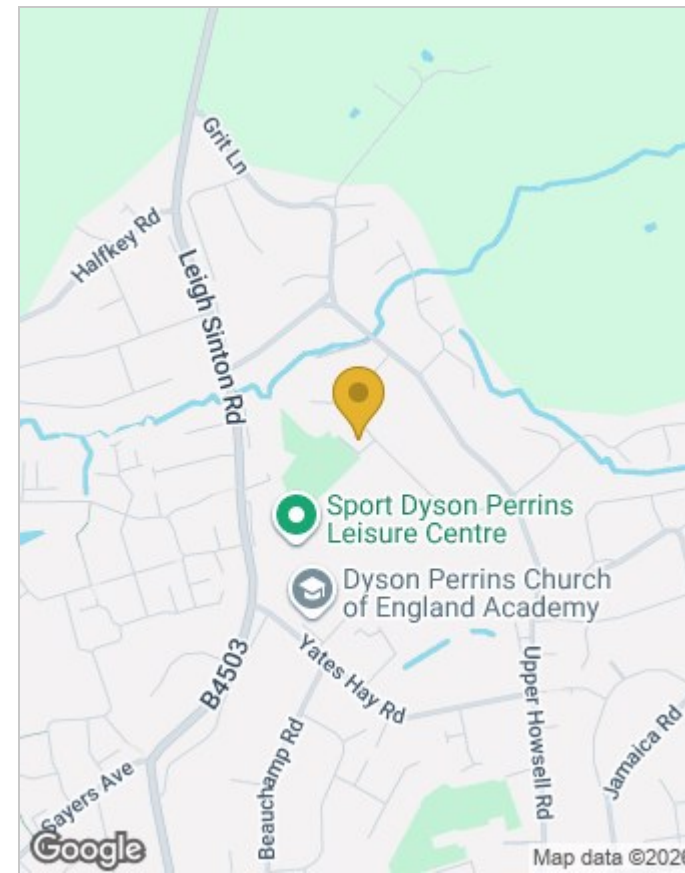
GROUND FLOOR



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			
02 plus A			
01-01 B			
09-00 C			
05-00 D			
09-54 E			
02-01 F	34		48
01-00 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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