Philip Laney & Jolly

55 Broadlands Drive, Malvern, WR14 1PW

Guide Price £295,000

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Philip Laney & Jolly are delighted to present to the market this charming semi detached dormer style bungalow, situated in the sought after area of Broadlands Drive, Malvern. Offering spacious and versatile accommodation, this delightful home provides an excellent opportunity for families, downsizers and individuals alike, with scope for some inviting cosmetic improvements to create a home tailored to individual tastes.

The property benefits from three generous double bedrooms, providing plenty of space for relaxation and privacy. The main bedroom features a convenient en suite shower room, while a well appointed shower room on the ground floor adds further practicality.

The welcoming living room flows seamlessly into the dining area, creating an ideal space for entertaining guests or enjoying family meals. The kitchen breakfast room provides a comfortable and functional area for everyday living, complemented by a useful utility area. Direct access to the garage adds further convenience.

Outside, the private rear garden provides a peaceful retreat and is ideal for outdoor entertaining, relaxing or enjoying the fresh air. The property is situated in a popular residential location, offering a pleasant community atmosphere while remaining well placed for the amenities and attractions of Malvern.

Further benefits include gas central heating and double glazing throughout, helping to provide a comfortable and energy efficient home.

Offered with no onward chain, this attractive dormer style bungalow presents an exciting opportunity for the next owners to make their mark. The scope for inviting cosmetic improvements provides the potential to enhance and personalise the accommodation, creating a home to suit individual tastes. Whether you are looking to downsize, invest or find your first family home, this wonderful property on Broadlands Drive is certainly worthy of an early viewing.

EPC: C Council Tax Band: C Tenure: Freehold

Entrance Hallway
Double glazed door and window to side aspect. Two ceiling light points. Radiator. Airing cupboard. Stairs rising to first floor. Door off to:

Bathroom
Double glazed window to side aspect. Low level WC. Pedestal wash hand basin. Shower cubicle with electric Mira shower over. Radiator. Ceiling light point.

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

Bedroom Three
Double glazed window to side aspect. Radiator. Ceiling light point. Built in storage.

Living Room
Two ceiling light points. Double glazed window to front aspect. Wall light points. Radiator. Feature fireplace with electric fire. Obscure sliding door into:

Dining Room
Ceiling light point. Radiator. Double glazed sliding door leading into rear garden.

Kitchen
Matching wall and base units. Stainless steel sink with drainers either side. Tiled splashback. Space for freestanding oven. Space and plumbing for dishwasher. Double glazed window to rear aspect. Ceiling light point. Radiator. Storage cupboard housing Ideal combination boiler. Door leading to:

Utility Room
Space and plumbing for washing machine and tumble dryer. Space for fridge-freezer. Ceiling light point. Double glazed door and windows to rear aspect and obscure double glazed door and windows to front aspect leading out into car port. Access to garage.

Main Bedroom
Large double glazed window to rear aspect. Double glazed window to front aspect. Two radiators. Ceiling light point. Built in wardrobes. Access to eaves. - Please note that there is restricted head height to the back wall of the bedroom due to the sloping ceiling.

Ensuite
Pedestal wash hand basin. Low level WC. Shower cubicle with electric Mira shower over. Obscure double glazed window to front aspect. Ceiling light point.

Rear Garden
Initial patio area. The rest of the garden is laid to lawn. Enclosed by timber panelled fencing and shrubbery.

Garage
Power and electric. Up and over door.

Council Tax MHDC
We understand the council tax band presently to be : C
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).

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
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.

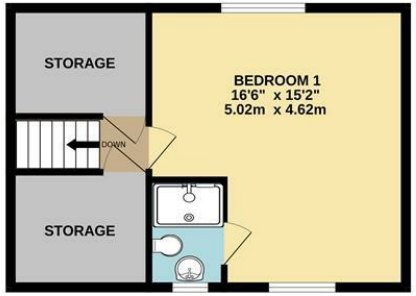
Broadband
We understand currently full fibre broadband is available to order at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

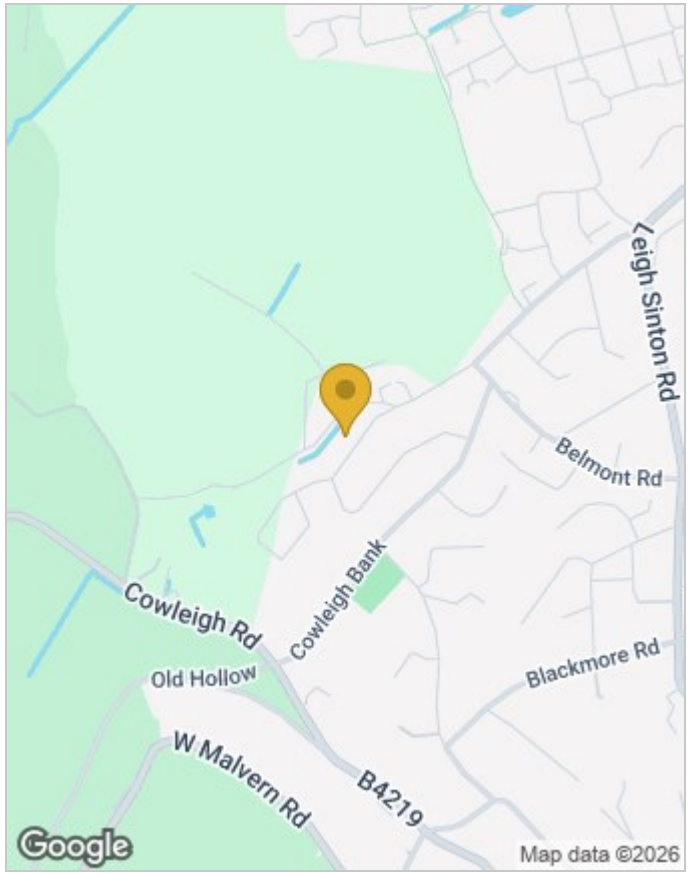
Parking
Parking for the property is off road parking for multiple vehicles plus garage.

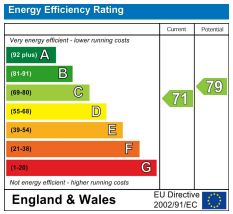
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage
EE- Good outdoor and in-home
O2- Variable outdoor
Three- Good outdoor
Vodafone- Good outdoor

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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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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