



15 Strothers Avenue, Malvern, WR14 3RS

Guide Price £100,000



**** 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 15 Strothers Avenue, Located within in a popular development within Malvern, this delightful two-bedroom semi-detached house offers an excellent opportunity for those seeking a modern home with shared ownership. With 40% ownership available, this property is perfect for first-time buyers or those looking to downsize.

Upon entering, you will find a living room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The modern kitchen diner is designed to accommodate both cooking and dining with ease, making it a perfect space for family meals. Additionally, the convenience of a downstairs WC adds to the practicality of this home.

The two double bedrooms are generously sized, providing ample space . The well-appointed bathroom serves the bedrooms, ensuring comfort and convenience for all residents.

Outside, the property enjoys a rear garden, perfect for enjoying the fresh air or hosting summer barbecues. Furthermore, there is parking available to the front for two vehicles, a valuable asset in this desirable location.

This modern home combines comfort, style, and practicality, making it an ideal choice for those looking to establish themselves in the picturesque town of Malvern. With its excellent amenities and beautiful surroundings, this property is not to be missed.
EPC Grade B Council Tax Band C
Tenure: Leasehold

Entrance Hallway

Composite front door. Stairs to first floor. Radiator. Ceiling light point.

Living room

Double glazed window to front aspect. Laminate flooring. Two radiators. Ceiling light point. Smoke alarm.
Door to:

Inner Hallway

Smoke alarm. Ceiling light point. Understairs storage cupboard.
Doors off to:

Downstairs WC

Low level WC. Pedestal wash hand basin. Ceiling light point. Extractor fan. Vinyl floors. Radiator.

Kitchen/Dining Area

Grey gloss wall and base units. Wall mounted Logic boiler. One and a half stainless steel sink and drainer. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Work surfaces over. Four ring gas hob. Electric oven. Radiator. Double glazed double patio doors to rear garden.

Landing

Storage cupboard. Loft access which is partially boarded. Ceiling light point. Smoke alarm.

Bedroom 1

Two double glazed windows to front aspect. Radiator. Ceiling light point. Built in storage cupboard.

Bathroom

Obscure double glazed window to side aspect. Panelled bath with glazed screen and shower over. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Ceiling light point. Extractor fan.

Bedroom 2

Double glazed window to rear aspect. Radiator. Ceiling light point.





Garden

Patio seating area. with remaining garden laid to lawn. Path leading to raised concrete area with shed. Enclosed by timber panelled fencing Outside tap and light. Gated side access. Side aspect view of the Malvern Hills.

Council Tax MHDC - Malvern

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 - Leasehold

We understand (subject to legal verification) that the property is Leasehold with 122 years remaining on lease (length of lease = 125yrs). Total monthly rent and service charge £476.10 payable to Citizen Housing who will act as the landlord for the remaining 60%

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.

Parking

Parking for the property is two off-road parking spaces on driveway.

Mobile Coverage - Malvern

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

O2-Good outdoor, variable in-home

Three-Good outdoor

Vodafone-Good outdoor and in-home

Broadband

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

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

Agents Note

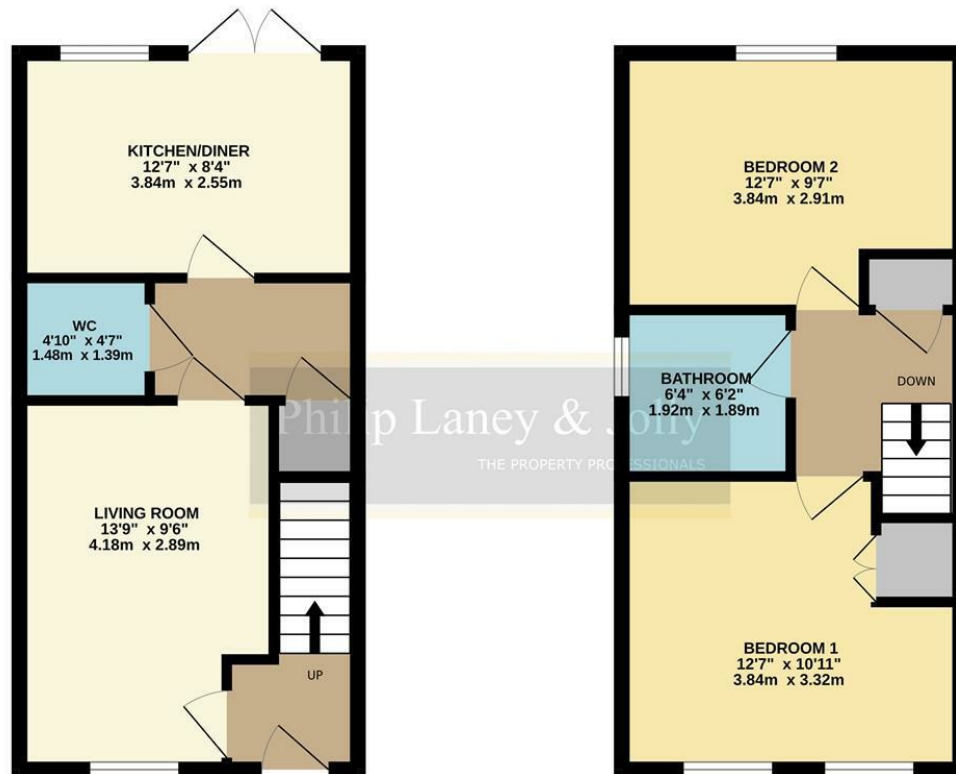
PLEASE CONTACT THE AGENT TO CONFIRM ELIGIBILITY CRITERIA AND TO APPLY;

Summary of criteria:

- Household income is £80,000 a year or less
- Cannot afford all of the deposit and mortgage payments for a home

One of the following must also be true:

- First time buyer – no investors
- Owned a home previously but cannot afford to buy one now
- Forming a new household – for example, after a relationship breakdown
- Existing shared owner and they want to move
- Own a home, want to move but cannot afford a home that meets their needs

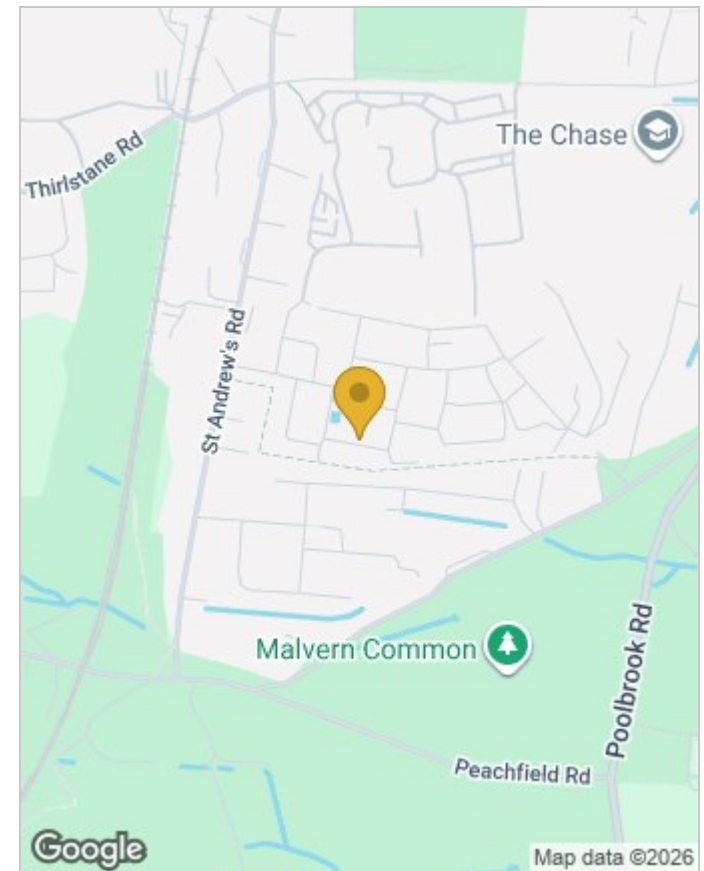


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		83
(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

23 Worcester Road, Malvern, Worcestershire, WR14 4QY

Tel: 01684575100 | Email: office@pljmalvern.co.uk

<https://www.pljworcester.co.uk/>