



46 Lower Road, Malvern, WR14 4BX

Price £360,000



Philip Laney & Jolly Malvern, Worcestershire welcome to the market 46 Lower Road. Situated in the charming area of Malvern, this spacious semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this home is designed for comfort and convenience. The property features a spacious living room, perfect for relaxation, alongside a delightful kitchen/diner that invites social gatherings.

Set over three floors, the house offers ample living space, with the added benefit of easily accessible attic space that can be utilised for storage or transformed into a creative area. The bathroom is thoughtfully designed, catering to the needs of a busy household. Additionally, a utility room and a convenient WC enhance the practicality of this lovely home.

The exterior of the property is equally appealing, with off-street parking available for two vehicles, ensuring ease of access. The house is set back from the road, providing a sense of privacy while the enclosed rear garden offers a safe space for children to play or for adults. The garden also leads to excellent storage options, making it a functional addition to the property.

Located just a short distance from the renowned Spa town of Great Malvern, residents will enjoy the proximity to local amenities, shops, and the stunning Malvern Hills, which are perfect for outdoor enthusiasts. This property truly embodies the essence of contemporary living in a desirable location.

EPC: D Council Tax Band: C Tenure: Freehold

GROUND FLOOR

ENTRANCE

Open plan with entrance via timber door into kitchen/diner. Stairs rising to first floor and stairs leading down to lower ground floor. Two UPVC double glazed windows to front aspect and UPVC windows to rear aspect. Sliding doors to balcony at the rear with far reaching views of woodlands. Door to utility room.

KITCHEN/DINER

23'7" x 11'3" (7.2 x 3.42)
Kitchen fitted with a range of wall and base units with integrated oven, microwave and dishwasher. Space for American style fridge freezer and under counter freezer. Space for 6 ring range cooker. Stainless steel extractor hood. Roll top work surface with one and a half bowl stainless steel sink and drainer. Mixer tap with pull down flexi tap.

UTILITY ROOM

10'2" x 7'3" (3.1 x 2.2)
UPVC double glazed window to front aspect and door to side lobby and downstairs WC. Space for washing machine and tumble dryer. Alcove housing wall mounted boiler and shelving for storage.

WC

Low level WC with vanity unit and hand wash basin. Part tiled walls.

PORCH

UPVC double glazed windows and part-glazed door to front aspect. Tiled flooring.

LOWER GROUND FLOOR

LIVING ROOM

23'0" x 15'3" (7 x 4.64)
UPVC double glazed windows and bi-fold doors to rear patio. Sliding doors to storage. Two radiators. Ceiling spotlights.

FIRST FLOOR LANDING

UPVC double glazed window to front aspect. Doors to bedrooms and bathroom. Radiator.

BEDROOM

10'6" x 10'6" (3.2 x 3.2)
UPVC double glazed window to rear aspect. Doors to wardrobes. Radiator.





BEDROOM

9'10" x 7'7" (3 x 2.3)

UPVC double glazed window to front aspect. Radiator.

BEDROOM

13'1" x 11'10" (4 x 3.6)

UPVC double glazed window to rear aspect. Understairs storage. Radiator. Door to stairs leading to attic room.

ATTIC ROOM

18'11" x 9'10" (5.77 x 3)

Velux window and eaves storage.

BATHROOM

Two UPVC obscure glazed windows to side aspect. Bath with electric shower over, pedestal hand wash basin and low level WC. Heated towel rail. Part-tiled walls. Extractor fan.

OUTSIDE - FRONT

A block paved driveway to the front provides off road parking for two vehicles. Rockery and seating area.

OUTSIDE - REAR

Enclosed rear garden which is mainly laid to lawn with planted borders. A paved patio provides space for alfresco dining. A timber gate leads to a further paved path, leading onto concrete storage cupboards.

Tenure

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

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.

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>

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.

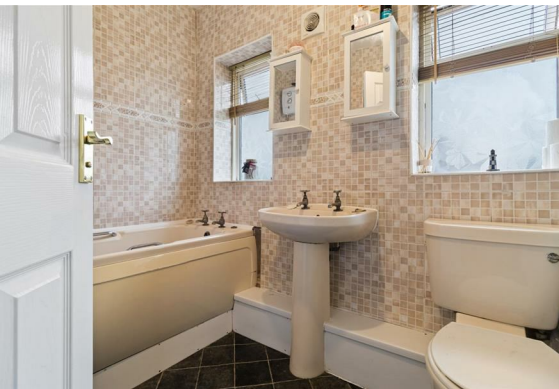
If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

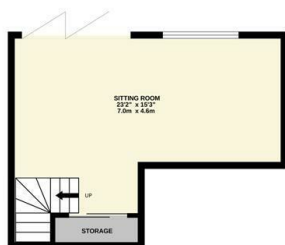
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Verifying ID - Malvern

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.



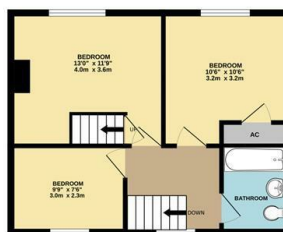
GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



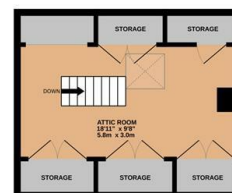
1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



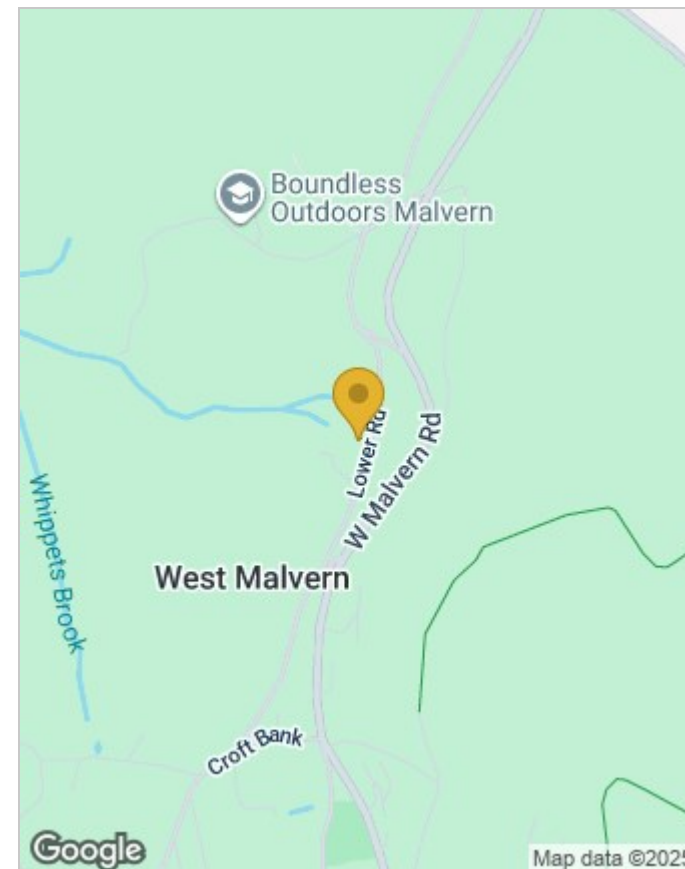
3RD FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.7 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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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		
(81-91) B		
(69-80) C		
(55-68) D	60	77
(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/>