



6 Meadow Road, Malvern, WR14 2SB  
Guide Price £350,000



Philip Laney & Jolly offer this well presented and thoughtfully extended three bedroom semi detached family home, ideally positioned on the popular Meadow Road in Malvern.

The property provides comfortable and versatile living space that suits modern family life. On the ground floor there are two generous reception rooms that offer flexibility for both everyday living and entertaining guests. The kitchen breakfast room is a welcoming space that allows room for informal dining and family gatherings, while a convenient downstairs WC adds further practicality.

Upstairs the accommodation continues with three well proportioned bedrooms and a family bathroom, creating a comfortable environment for a growing household.

Outside the property benefits from a particularly generous rear garden that provides an excellent space for outdoor relaxation, children's play or social occasions during the warmer months. To the front there is ample off road parking with space for several vehicles, along with a garage that offers additional storage or potential workshop space.

Situated in a well regarded residential area of Malvern, the home enjoys easy access to local amenities, schools and transport links, making it an attractive choice for families and buyers looking for a convenient yet peaceful setting.

This is a fantastic opportunity to acquire a spacious and well located home in one of Malvern's popular neighbourhoods. Early viewing is recommended.

EPC: C Council Tax Band: C Tenure: Freehold

#### Entrance Hallway

Obscure double glazed front door. Ceiling light point. Radiator. Stairs to first floor. Doors off to:

#### Downstairs WC

Radiator. Ceiling light point. Low level WC. Wall hung wash hand basin.

#### Kitchen/Breakfast Room

Matching wall and base units with work surfaces over. Breakfast bar. Double glazed window to side and rear aspect. Storage cupboard housing Worcester Bosch combination boiler. Space for fridge-freezer. Space and plumbing for dishwasher and washing machine. Four-ring gas hob with extractor fan over. Stainless steel one and a half sink and drainer. Obscure door to side aspect. Integrated Hotpoint oven and grill. Radiator. Three ceiling light points.

#### Living Room

Double glazed window to front aspect. Two ceiling light points. Two radiators. Two wall light points. Gas marble fireplace. French doors leading into

#### Dining Room

Double glazed sliding door leading onto patio area. Ceiling light point.

#### Landing

Double glazed window to side aspect. Access to loft. Ceiling light point. Doors off to:

#### Bathroom

Panelled bath with Triton electric shower and mixer shower over. Heated towel rail. Double glazed obscure window to side and rear aspects. Low level WC. Vanity wash hand basin. Ceiling light point.

#### Bedroom One

Two wall light points. Ceiling light point with fan. Radiator. Built in wardrobe.

#### Bedroom Two

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





### Bedroom Three

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

### Garden

Initial patio area. Steps leading up to additional patio area and the main garden which is laid to lawn. Enclosed by timber panelled fencing. Outside electrical point. Outside tap.

### Garage

Up and over door. Power and lighting.

### Driveway

Block paved driveway with steps up to the front door. Gated access to garage.

### Council Tax Worcester

We understand the council tax band presently to be : C

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 - Malvern

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 - Malvern

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? Malvern

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 - Malvern

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.

### 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.

### Viewings - Malvern

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>

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

### Parking

Parking for the property is off-road parking for four vehicles.

### 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 and in-home

O2- Good outdoor, variable in-home

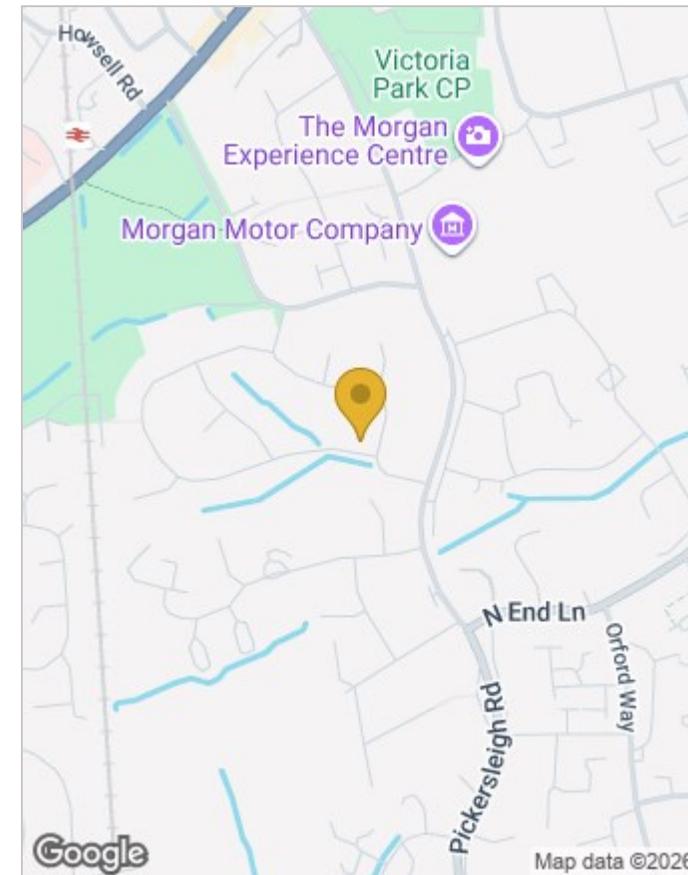
Three- Good outdoor, variable in-home

Vodafone- Good outdoor, variable in-home





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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	77

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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