

Philip Laney & Jolly

7 Hawkwood Close, Malvern, WR14 1QU

Guide Price £270,000

3 1 1 E

Philip Laney & Jolly Malvern are delighted to present this spacious three bedroom semi detached house, occupying an enviable position within the peaceful and desirable Hawkwood Close, Malvern.

Set within a private cul de sac and enjoying lovely views towards the Malvern Hills and across Worcestershire, this property offers an exciting opportunity for buyers looking for a home with genuine potential. In need of modernisation, the property provides an excellent blank canvas for those looking to update, improve and create a home tailored to their own taste and lifestyle.

The accommodation offers generous proportions and currently comprises an open plan living and dining room, kitchen, three well proportioned bedrooms, bathroom and an additional office, providing valuable flexibility for home working, study or hobbies.

For buyers prepared to undertake modernisation, there is considerable scope to transform the existing accommodation and add value through thoughtful improvements. The spacious layout provides an excellent starting point, with the opportunity to create a contemporary family home while making the most of the property's attractive position and views.

Outside, the private rear garden provides a pleasant space for relaxing and entertaining and offers further potential for landscaping and improvement. The property also benefits from a garage and off road parking.

With its generous accommodation, sought after Malvern location, attractive views, private garden, garage and significant scope for modernisation, this is an excellent opportunity for buyers seeking a property where improvements could unlock its full potential and add value over time.

EPC: E Council Tax Band: C Tenure: Freehold

Entrance Hall
Single glazed front door. Ceiling light point. Stairs rising to first floor. Door to:

Living/Dining Room
Double glazed window to front and rear aspects. Two ceiling light points. Electric storage heater. Gas fireplace.

Kitchen
Double glazed window to rear aspect. Space for freestanding oven and freestanding fridge-freezer. Space and plumbing for washing machine and tumble dryer. Worksurfaces. Storage cupboard/pantry. Obscure double glazed door leading out into the garden. Ceiling light point. Built in shelving.

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

Bathroom
Tiled walls. Obscure double glazed window to rear aspect. Panelled bath with mixer tap over with shower attachment. Pedestal wash hand basin. Low level WC. Chrome electric heated towel rail.

Bedroom One
Double glazed window to front aspect. Ceiling light point. Electric storage heater.

Bedroom Two
Double glazed window to rear aspect. Electric storage heater. Ceiling light point. Airing cupboard housing storage heater.

Bedroom Three
Double glazed window to front aspect. Ceiling light point. Electric storage heater.

Office
Ceiling light point. Wall light points. Double glazed double doors. Electric storage unit.























Rear Garden
Gated side access to the front of the property. Tiered garden. Patio seating area to the top of the garden. Steps down into the lower part of the garden which is laid to lawn, with an additional lower tier with trees. Enclosed by timber panelled fencing.

Garage
Power and electric.

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. PLEASE NOTE GAS IS NOT USED AT THE PROPERTY AND ALL HEATING IS ELECTRIC.

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.

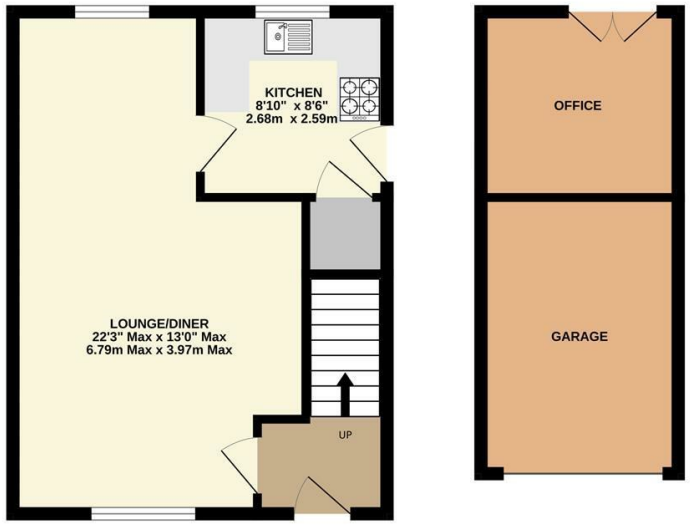
Broadband
We understand currently full fibre broadband is available to order at this property.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

Parking
Parking for the property is off road parking for one vehicle in front of garage.

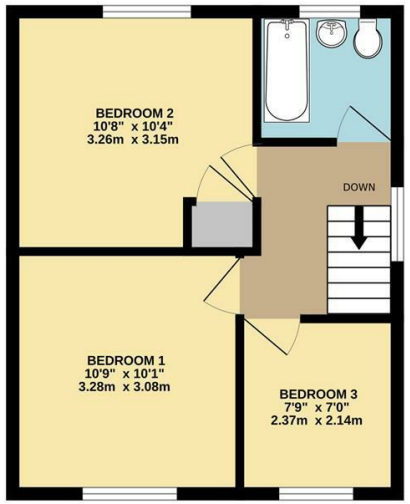
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage
EE- Good outdoor, variable in-home
O2- Good outdoor
Three- Good outdoor
Vodafone- Good outdoor

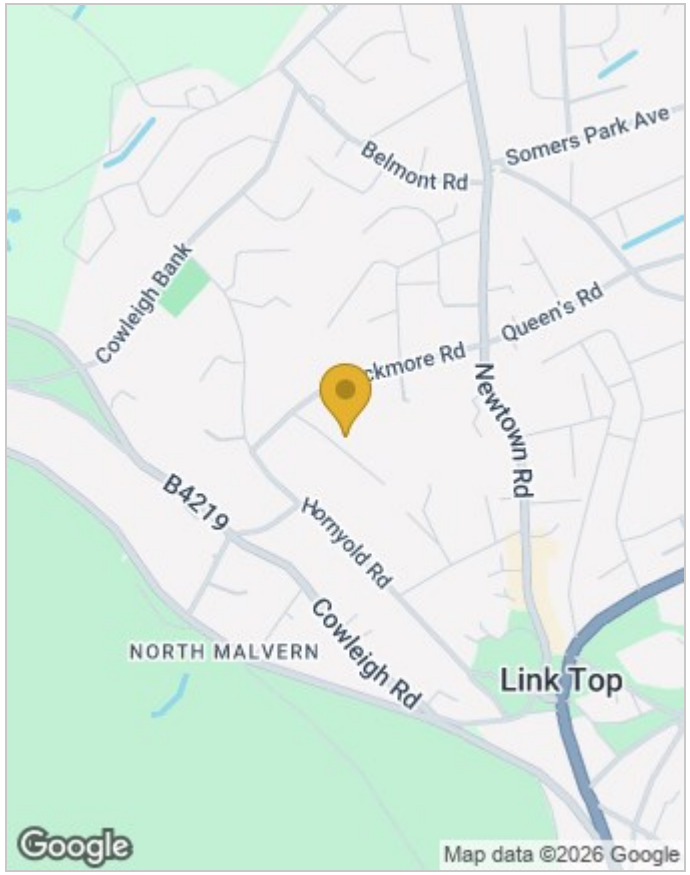
Agents Note
A small area of the garden was affected by Japanese knotweed in 2018. This has been treated annually and confirmed clear. Reports can be provided to validate this.

GROUND FLOOR

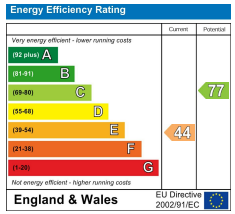


1ST FLOOR





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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