



34 Westward Road, Malvern, WR14 1JU  
Guide Price £460,000



Philip Laney & Jolly Malvern welcome to the market 34 Westward Road. Conveniently located this modern detached house presents a unique opportunity for families seeking a spacious and versatile home. Originally designed as a bungalow, this property has been thoughtfully converted to offer four generous double bedrooms over the two floors, ensuring ample space for family living or hosting guests.

As you enter, you are greeted by a welcoming reception hall that leads to a bright and airy kitchen diner. This impressive space is fitted with contemporary wall and base units, complemented by high-quality integrated appliances, making it a perfect hub for family meals and entertaining. The living room enjoys a pleasant front aspect, providing a view of the Malvern Hills, creating a serene backdrop for relaxation.

The property features two well-appointed bathrooms, including a family bathroom and a convenient shower room, catering to the needs of a busy household. Additional highlights include an air source heat pump for energy efficiency, double glazing throughout, and a good-sized rear garden, ideal for outdoor activities or simply enjoying the fresh air.

Parking for two vehicles on the property, ensuring convenience for you and your guests. This home is offered with no onward chain, making it an attractive option for those looking to move swiftly into their new abode.

In summary, this deceptively spacious family home on Westward Road is a rare find, combining modern living with the charm of Malvern. With its versatile layout and desirable features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this wonderful property your own.

EPC: C Council Tax Band: E Tenure: Freehold

#### **Porch**

Double glazed front door. Ceiling light point. Tiled floor.

#### **Entrance Hall**

Composite front door. Radiator. Two ceiling light points. Laminate flooring. Stairs to first floor. Spacious storage cupboard.

#### **Living Room**

Large double glazed window to front aspect. View to the Malvern Hills. Two radiators. Chimney breast and hearth with power for Electric fire. Two ceiling light points.

#### **Kitchen/Diner**

Double glazed windows to rear and side aspects. Range of modern wall and base units. Bosch five ring gas hob. Integrated Bosch dishwasher. Bosch oven. Integrated fridge and freezer, washing machine. Stainless steel sink and drainer. Free standing island. Contemporary vertical radiator. Laminate flooring. Double glazed door to the side. Ceiling spot lights. Dining area - Double glazed windows to front and side aspects. Radiator. Two ceiling light points. Cupboard housing meters.

#### **Bedroom 3**

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

#### **Bedroom 4**

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

#### **Downstairs Shower Room**

Obscure double glazed window to side aspect. Double walk in shower with rainfall attachment. Wash hand basin. WC. Chrome heated towel rail. Tiled flooring. Ceiling light point.

#### **First Floor Landing**

Useful storage cupboard with double doors.

#### **Bedroom 1**

Double glazed window to front aspect with views of the Malvern Hills. Radiator. Built in storage cupboards. Ceiling light point.

#### **Bath/Shower Room**

Velux window. Panelled bath. Low level WC. Wash hand basin. corner shower cubicle. Chrome heated towel rail. Ceiling light point.





#### Bedroom 2

Double glazed window to rear aspect. Radiator. Built in wardrobes.

#### Rear Garden

Initial patio area. Metal shed with power. Across to the side an outside tap. Extensive lawn area with borders. Patio area to the corner. Enclosed by timber panel fencing.

#### Front of Property

Block paved driveway for two cars. Gravelled area to the front with raised railway sleeper borders and enclosed by timber panel fencing.

#### 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.

#### COUNCIL TAX MHDC

We understand the council tax band presently to be : E

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).

#### 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 - Freehold

We understand that the property is offered for sale Freehold.

#### 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 Malvern

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/my-products>

#### Parking - Malvern

Parking for the property is off-road parking available for two cars.

#### 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>

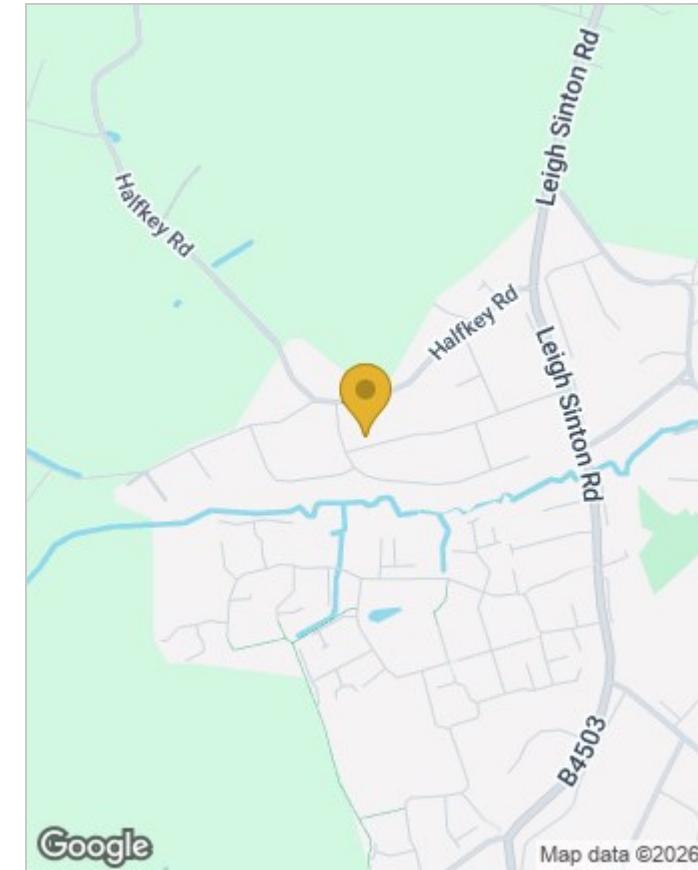
EE - Good outdoor, variable in-home

O2 - Variable outdoor

Three - Good outdoor

Vodafone - Good outdoor





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			
(92-100)	A		83
(89-80)	B		73
(85-80)	C		
(80-74)	D		
(73-64)	E		
(61-51)	F		
(51-20)	G		
Not energy efficient - higher running costs			
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.