

Philip Laney & Jolly

1 Holywell Mews Holywell Road, Malvern, WR14 4LF

Guide Price £315,000

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Philip Laney & Jolly Malvern present to the market this well presented mews house situated in the heart of Malvern Wells with a lovely outlook just off Holywell Road. Offered for sale with no onward chain, the property also provides the opportunity to negotiate the inclusion of contents.

The property is approached from Holywell Road and benefits from an additional decked seating and generous garden area to the front which belongs to the property, providing a pleasant space to enjoy the surroundings. To the side there is a carport offering covered parking, while to the rear there is an enclosed courtyard garden creating a private and low maintenance outdoor space.

Internally the accommodation is both spacious and well arranged. A welcoming entrance hall leads through to a generous lounge diner which enjoys a light and airy feel, enhanced by a multi fuel burner stove creating a cosy focal point, ideal for both everyday living and entertaining. The modern fitted kitchen offers a range of units and workspace, designed with practicality in mind.

To the first floor there are three well proportioned bedrooms, all served by a contemporary family bathroom fitted with a white suite.

Further benefits include double glazing throughout. This characterful home combines charm with convenience in a sought after location and must be viewed to fully appreciate the position and accommodation on offer.

EPC: F Council Tax Band: C Tenure: Freehold

Entrance Hallway
Obscure double glazed door with obscure double glazed window to the left hand side. Stairs to first floor. Cupboard housing fuse box. Ceiling light point. Electric Radiator. Understairs storage cupboard. Doors off to:

Living/Dining Room
Two ceiling light point. Four wall light points. Double glazed bay window to front aspect. Multi fuel burner. Two electric radiators. Double glazed window to rear aspect.

Kitchen
Matching wall and base units with worksurfaces over. Double glazed window to rear aspect. Integrated oven. Cooke & Lewis induction hob with extractor fan over. Integrated washer dryer and dishwasher. Space for fridge-freezer. Ceiling spotlights. Stainless steel sink and drainer with tap over.

Landing
Ceiling light point. Access to loft. Airing cupboard housing immersion heater. Doors off to:

Main Bedroom
Ceiling light point. Double glazed bay window to front aspect. Electric radiator.

Bedroom Two
Ceiling light point. Electric radiator. Double glazed window to rear aspect.

Bedroom Three
Ceiling light point. Electric radiator. Double glazed window to rear aspect.

Bathroom
Double glazed window to front aspect. Low level WC. Wall hung wash hand basin. Chrome heated towel rail. Panelled bath with mixer shower over. Ceiling light point.

Outside
Courtyard area to the rear of the property. Outside tap. Gated access. Quality decked seating area to the front of the property provides a wonderful area to sit and relax with steps down to additional garden area.























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.

COUNCIL TAX
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).

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, 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.
Agents Note: There is a gas supply to neighbouring properties.

Tenure - Freehold
We understand that the property is offered for sale Freehold.

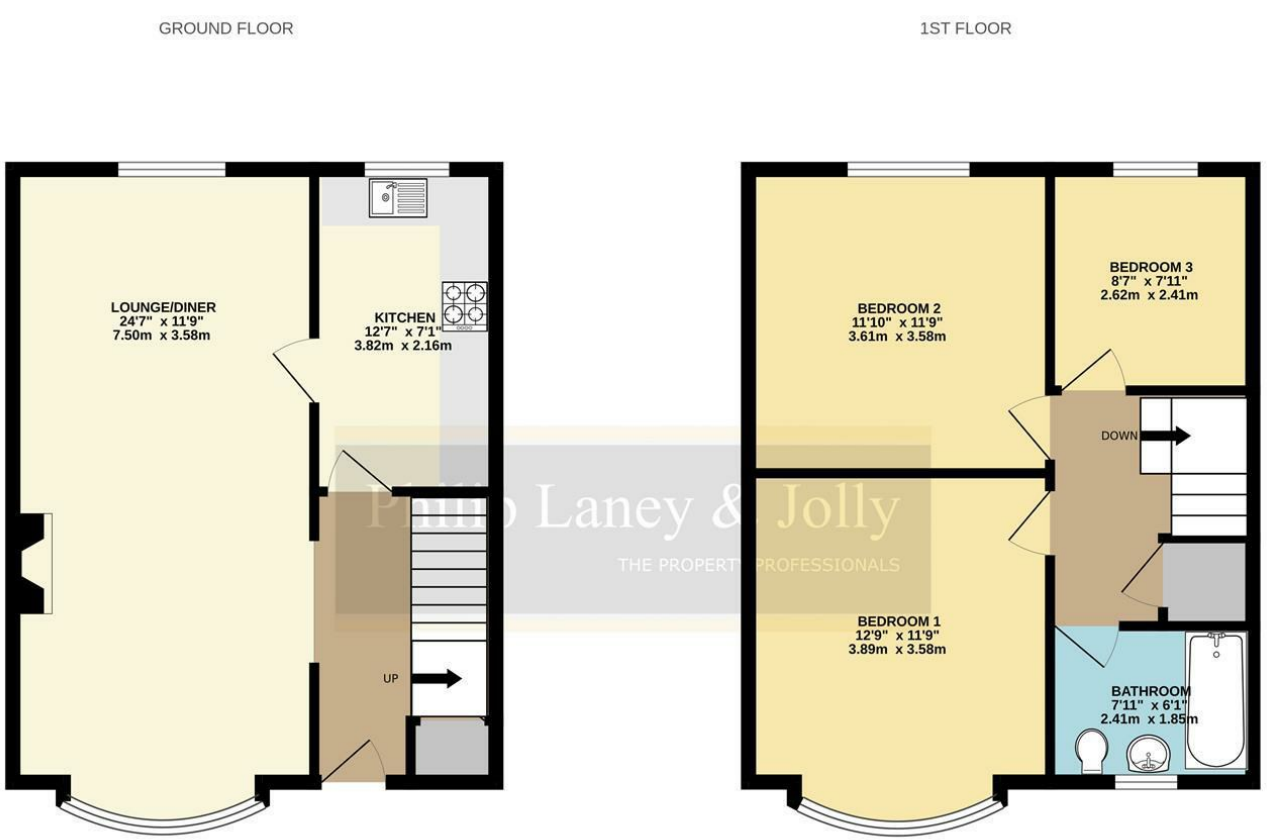
Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (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.

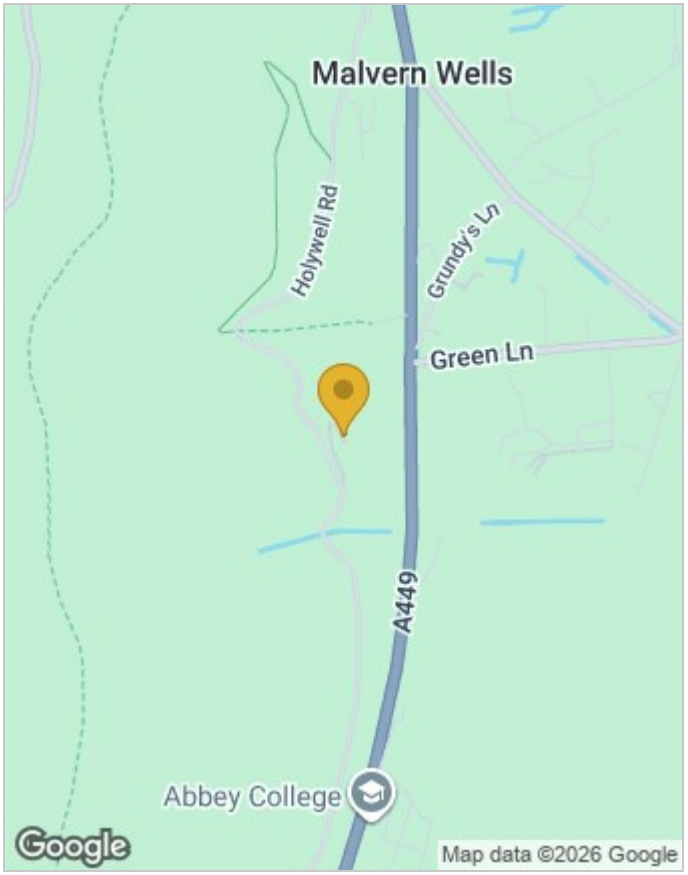
Broadband
We understand currently full fibre broadband is planned to be built at this property and fibre to the cabinet is available to order.
You can check and confirm the type of Broadband availability using the Openreach fibre checker:
https://www.openreach.com/fibre-checker

Parking
Parking for the property is available in the car port for a vehicle.

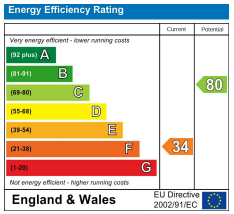
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage
EE- Good outdoor
O2- Good outdoor, variable in-home
Three- Good outdoor
Vodafone- Good outdoor



Philip Laney & Jolly
THE PROPERTY PROFESSIONALS



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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