

29 Beauchamp Road, Malvern, WR14 1RZ

Guide Price £350,000

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Philip Laney & Jolly Malvern present this impressive five bedroom semi detached family home, situated in the popular and established location of Beauchamp Road in Malvern.

Having been thoughtfully extended to provide spacious and versatile accommodation arranged over two floors, this attractive property offers an excellent combination of generous living space, practical accommodation and flexibility, making it particularly well suited to modern family life.

The ground floor provides two well proportioned bedrooms offering excellent flexibility for family members, guests or those looking for accommodation away from the principal bedrooms. Also located on this floor is a family bathroom together with a useful utility room, providing valuable additional storage and practical space for everyday household requirements.

The first floor provides a further three bedrooms together with a second bathroom. The arrangement of the accommodation offers considerable versatility and could comfortably accommodate a growing family, guests or those requiring dedicated space for working from home. The five bedrooms are well distributed across the two floors, providing a degree of flexibility that is often difficult to find in a property of this type.

To the rear, the property enjoys a well maintained and established garden which provides an attractive outdoor space for both relaxing and entertaining. A particularly appealing feature is the lovely outlook towards the Malvern Hills, adding to the property's sense of space and providing an attractive backdrop from the garden.

The garden also benefits from a summer house complete with hot tub, creating an additional area which could be enjoyed throughout the year and providing an ideal space for relaxing and entertaining. The garden offers a good balance of lawn and established areas, with potential for a variety of uses depending upon the requirements of the new owners. A rear parking space for one vehicle is accessed via the garden.

Entrance Hallway
Double glazed obscure door. Double glazed window to front aspect. Ceiling spotlights. Radiator. Stairs rising to first floor. Understairs storage. Leading into:

Kitchen
Double glazed window to front aspect. Matching wall and base units with worksurfaces over. Ceiling spotlights. Radiator. Space and plumbing for dishwasher. Space for undercounter fridge. One and a half sink and drainer with tap over. Integrated Hoover oven. Four ring gas Bosch hob with extractor fan over. Tiled splashback.

Living Room
Ceiling spotlights. Radiator. Double glazed window to rear aspect. Two wall light points.

Dining Room
Ceiling spotlights. Radiator. Hatch looking into kitchen. Leading into:

Hallway
Ceiling spotlights. Built in shelving. Double glazed obscure doors to front and rear aspect. Two double glazed window to side aspect. Doors off to:

Utility Room
Radiator. Ceiling spotlights. Matching wall and base units with worksurfaces over. Space and plumbing for washing machine. Tiled splashback. Tiled floors. Double glazed window to front aspect.

Cloakroom
Ceiling spotlights. Radiator.

Bathroom
Low level WC. Panelled bath with Triton electric shower over. Wall hung wash hand basin. Chrome heated towel rail. Tiled walls. Ceiling light point. Velux window.























Bedroom 4
Ceiling light point. Double glazed window to side aspect. Radiator.

Bedroom 3
Two ceiling light points. Built in shelving unit. Double glazed window to rear aspect. Radiator.

Landing
Double glazed window to front aspect. Access to loft. Ceiling spotlights. Doors off to:

Bathroom
Pedestal wash hand basin. Low level WC. Two obscure double glazed windows to side aspect. Ceiling spotlights. Shower cubicle with mains fed shower over. Chrome heated towel rail.

Bedroom 1
Ceiling spotlights. Radiator. Built in wardrobes. Double glazed window to rear aspect with views of the Malvern Hills.

Bedroom 2
Ceiling spotlights. Two built in wardrobes. Double glazed window to rear aspect with views of the Malvern Hills. Radiator.

Bedroom 5
Radiator. Double glazed to front aspect. Built in storage.

Rear Garden
Initial patio seating area with pathway that wraps around the extension. Steps up to the laid to lawn garden on both sides. Path leading to the rear of the garden with a summer house housing the hot tub, shed and covered seating area. Gated access rear parking space. Enclosed by timber panelled fencing.

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.

Tenure
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

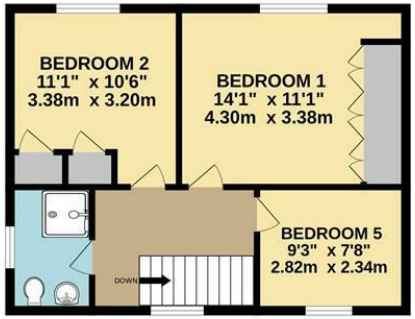
Parking
Parking for the property is off road parking for one at the rear of the property (Accessed via Perrins Close). On street parking is also available to the front of the property.

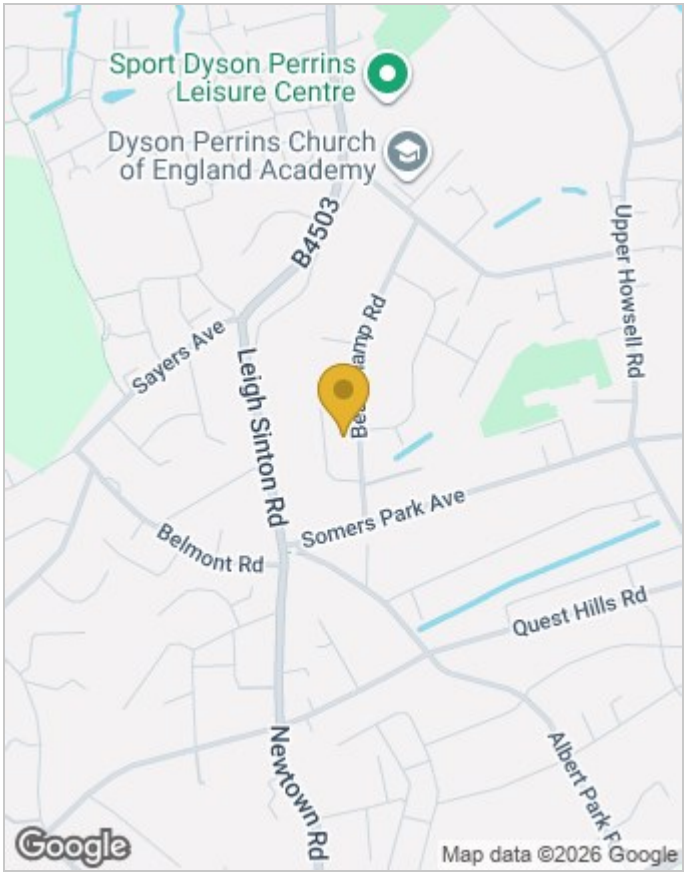
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage

GROUND FLOOR

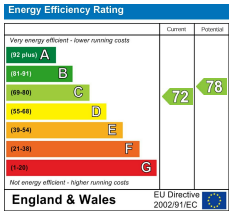


1ST FLOOR





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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