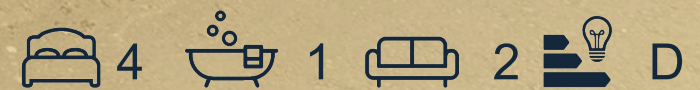




Church Lane, Worcester, WR8 9JQ

Guide Price £455,000



Philip Laney & Jolly Worcestershire are delighted to welcome to the market The Wall House. Situated in the charming village of Severn Stoke, this modern four-bedroom detached family home occupies a wonderful end plot. As you enter through the inviting L-shaped entrance hallway, you are greeted by a spacious lounge and a separate dining room, ideal for both relaxation and entertaining. The well-appointed kitchen, accompanied by a utility room and a convenient cloakroom, ensures that daily living is both practical and enjoyable.

The property enjoys four generously sized bedrooms with built-in wardrobes, providing ample space for family and guests alike. The family bathroom completes the first floor accommodation.

Outside, the property features well-maintained front and rear gardens, which not only enhance the aesthetic appeal but also offer delightful views towards the picturesque Malvern Hills and the neighbouring Church. Ample off-road parking and a tandem garage add to the convenience of this lovely home.

Viewing is essential to fully appreciate the accommodation and the serene location it offers. Whether you are looking for a family home or a peaceful retreat, this house on Church Lane is sure to meet your needs.

EPC: D Council Tax Band: E Tenure: Freehold

Ground Floor

Entrance Hallway

Obscure double glazed front door. Radiator and three wall lights. Understairs storage and stairs rising to first floor.

Cloakroom

UPVC double glazed windows to side aspect. Low level WC, wash hand basin and tiled splashbacks. Ceiling light point.

Kitchen

UPVC double glazed window to rear aspect. Fitted kitchen with a range of complementary wall and base units including an inset double sink unit with mixer tap and worksurface over. Integrated 'Belling' electric oven with electric hob, integral fridge and matching base drawers. Ceiling light point.

Utility

UPVC double glazed window to front aspect. Space and plumbing for washing machine and space for tumble dryer. Single bowl stainless steel sink. Tiled splashbacks. Ceiling light point and wall mounted and base cupboard unit. Door to garage.

Living Room

UPVC double glazed window and patio doors to rear aspect and UPVC double glazed window to front aspect. Stone fireplace. Ceiling light point and two radiators. TV point.

Dining Room

UPVC double glazed windows to rear aspect. Ceiling light point and radiator.

First Floor Landing

UPVC double glazed window to front aspect. Airing cupboard housing hot water cylinder and immersion heater with slatted shelving. Ceiling light point. Doors to all bedrooms and bathroom.

Bedroom One

UPVC double glazed window to rear aspect. Built-in wardrobes and dressing table. Radiator and ceiling light point.





Bedroom Two

UPVC double glazed window to rear aspect. Built-in wardrobes. Radiator and ceiling light point.

Bedroom Three

UPVC double glazed window to rear aspect. Built-in wardrobes. Radiator and ceiling light point. Loft access.

Bedroom Four

UPVC double glazed window to side aspect. Built-in wardrobes/cupboard with internal shelving. Radiator and ceiling light point.

Bathroom

Obscure glazed UPVC window to side aspect. Panelled bath, pedestal wash hand basin and low level WC. Part tiled walls. Radiator and ceiling light point.

Outside - Front

The property is approached over a tarmac driveway providing ample off-road parking for several cars leading to a garage. The gardens are a fine feature of this property and are mainly laid to lawn with well stocked flower and shrub borders enclosed by an attractive brick wall with delightful views towards the Malvern Hills and the Church. External tap.

Tandem Garage

Up and over door. Lighting and power. Worcester oil fired central heating boiler. Double glazed window to rear aspect and double glazed door to front garden and rear of property. Area for bin store.

Services

Mains electricity, oil central heating, 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.

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.

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).

Broadband

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

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>

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 :

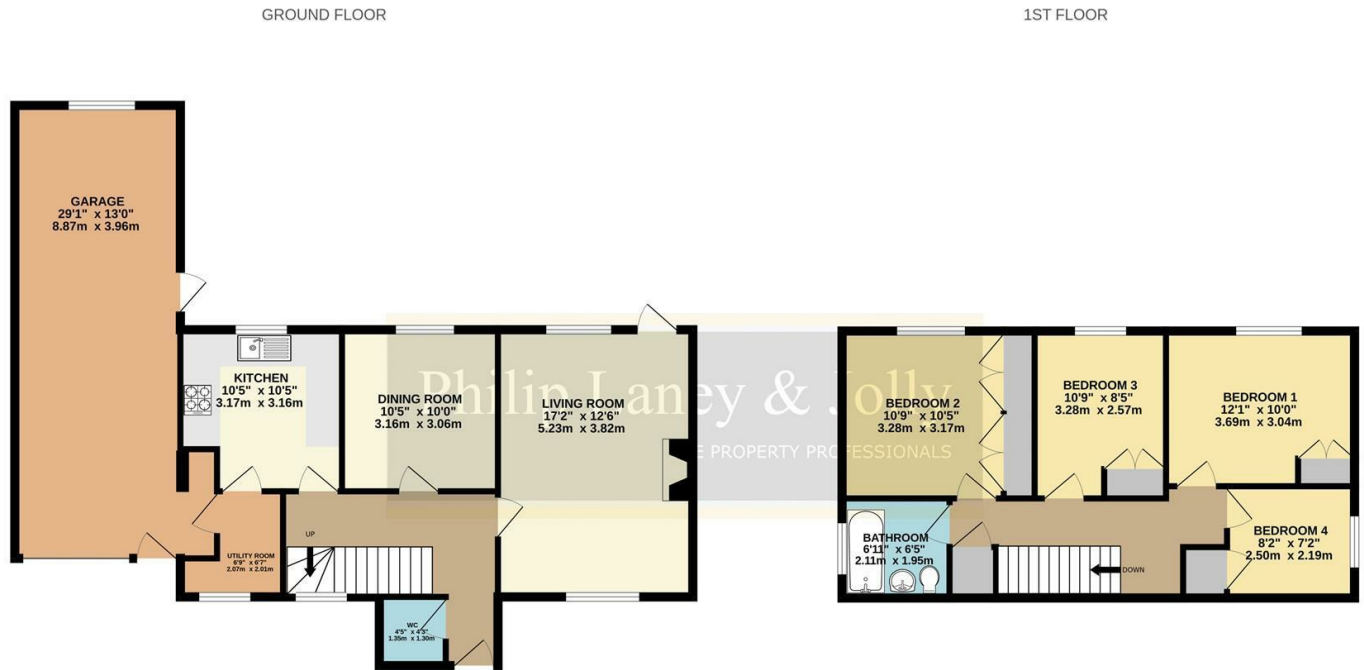
<https://bit.ly/MortgageAdviceRequestPLJW>

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.

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.





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	82	64
	EU Directive 2002/91/EC	

Viewing

Please contact our Worcester Office on 01905 26664 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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