

Philip Laney & Jolly

61 Church Road, Malvern, WR14 1LX

Guide Price £370,000

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Philip Laney & Jolly Malvern welcome to the market 61 Church Road, Malvern.

Situated in a desirable location, this beautifully presented three bedroom detached bungalow offers comfortable and convenient living, with the added benefit of no onward chain.

The property features three bedrooms and two bathrooms, providing practical and versatile accommodation. The kitchen flows naturally into the living room, creating a welcoming space for both everyday living and entertaining. A useful utility room adds further convenience.

Outside, the property is complemented by well maintained gardens, providing a pleasant space to relax and enjoy the outdoors. There is also ample parking for residents and visitors.

Further benefits include double glazing and gas central heating.

Located in the popular town of Malvern, 61 Church Road is well placed for enjoying the area's excellent amenities, picturesque surroundings and access to the Malvern Hills. Whether you are looking to downsize, seeking a comfortable home or simply wanting to enjoy life in a sought after part of Malvern, this property offers an excellent opportunity.

With its attractive location, well presented accommodation, gardens, parking and no onward chain, early viewing is highly recommended.

Contact Philip Laney & Jolly Malvern today to arrange your viewing.

EPC: C Council Tax Band: C Tenure: Freehold

Kitchen
Double glazed door entering into the kitchen. Two double glazed windows to rear aspect and one to side aspect. Matching wall and base units with work surfaces over. Integrated microwave and oven. Induction hob with extractor fan over. Stainless steel sink with swan neck tap over. Integrated fridge freezer. Space and plumbing for washing machine. Radiator. Ceiling spotlights. Underfloor heating. Door leading to:

Living Room
Double glazed bay window to side aspect. Radiator. Karndean flooring. Built in shelving units to either side of the fireplace with lights above.

Hallway
Loft access. Double glazed obscure door to front of property. Doors leading to:

Main Bedroom
Wall light points. Double glazed window to rear aspect. Radiator.

Ensuite
Ceiling light point. Panelled bath with tap over. Low level WC. Pedestal wash hand basin.

Second Bedroom
Double glazed window to front aspect. Built in wardrobe. Radiator. Wall light points.

Third Bedroom
Built in wardrobe. Double glazed to front and side aspects. Radiator. Wall light points.

Bathroom
Large panelled bath with tap over. Tiles splashback. Low level WC. Wash hand basin built into vanity unit. Double glazed window to side aspect. Shower cubicle with mixer shower.

Rear Garden
Gravelled driveway. Levelled garden laid to lawn. Enclosed by timber panelled fencing and hedges. Garage. Side access to front of property.























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.

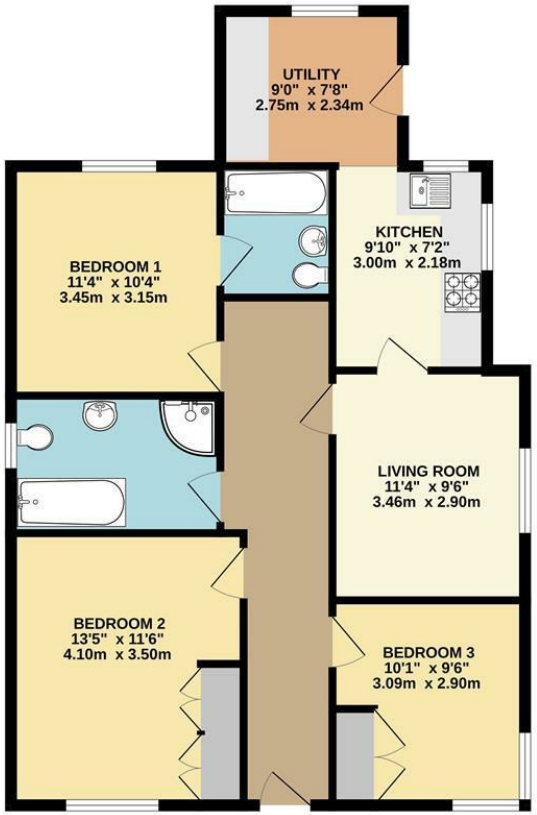
Viewings
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

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 two cars.

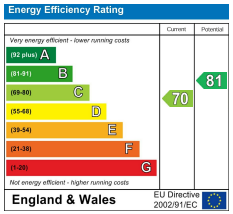
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.
https://checker.ofcom.org.uk/en-gb/mobile-coverage
EE- Good outdoor and in-home
O2- Good outdoor and in-home
Three- Good outdoor and in-home
Vodafone- Good outdoor and in-home

GROUND 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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