

Philip Laney & Jolly



10 Watery Lane, Malvern, WR14 4JX
Offers In The Region Of £325,000

2 1 2 D

Philip Laney & Jolly Malvern, Worcestershire welcome to the market 10 Watery Lane in Malvern, This semi-detached house offers a delightful blend of contemporary living and classic appeal. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen flows seamlessly into the dining area, making it an ideal setting for family meals or gatherings with friends.

The house features two comfortable bedrooms, perfect for a small family or those seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this desirable area. The EPC rating of D indicates a reasonable level of energy efficiency, making it a practical choice for modern living.

The location itself is a significant draw, with Malvern's picturesque surroundings and vibrant community offering a range of amenities, including shops, schools, and parks. This home is not just a place to live; it is a gateway to a lifestyle enriched by the beauty of the Malvern Hills and the convenience of local facilities.

EPC: D Council Tax Band: C Tenure: Freehold

GROUND FLOOR

UPVC obscure glazed door into:

ENTRANCE PORCH

Brick-built porch with UPVC double glazed windows and UPVC obscure glazed door into:

HALLWAY

Doors to sitting room, dining room and stairs rising to first floor.

SITTING ROOM

13'1" x 10'2" (4 x 3.1)

UPVC double glazed window to front aspect. Brick-built fireplace with cast iron log burner. Radiator and wall lights.

DINING ROOM

13'1" x 11'6" (4 x 3.5)

UPVC double glazed window to side aspect. Part-glazed door to kitchen. Radiator.

KITCHEN

13'1" x 7'10" (4 x 2.4)

Obscure double glazed door into porched area (housing wall mounted gas boiler) and door to WC. Kitchen fitted with a range of wood effect wall and base units with square edged work surface over. Stainless steel sink and drainer with tiled splash back.Space for fridge freezer, oven and dishwasher. Tiled flooring. Radiator. Double glazed internal window overlooking conservatory with part-glazed door into conservatory.

CONSERVATORY

11'2" x 10'6" (3.4 x 3.2)

UPVC double glazed conservatory with double doors into rear garden and views of the Malvern Hills. Ceiling fan and electric heater.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Radiator.

BEDROOM 1

13'5" x 12'10" (4.1 x 3.9)

Dual aspect room with UPVC double glazed windows to rear and side, with uninterrupted views of the hills. Radiator.

BEDROOM 2

13'1" x 10'2" (4 x 3.1)

Dual aspect with UPVC double glazed windows to side and front and views of the Malvern Hills to the side aspect. Doors to built-in wardrobe. Radiator and loft hatch.





BATHROOM

Obscure UPVC glazed window to front aspect. Bath with electric shower over, pedestal hand wash basin and low level WC. Tiled splash back. Door to storage cupboard. Radiator.

OUTSIDE - FRONT

The front of the property has a hedged garden area and driveway providing off road parking which leads to the garage.

OUTSIDE - REAR

There are well-established gardens to the rear with paved pathways and seating area. The borders are well-stocked with established shrubs and trees. Timber gate gives access to the front of the property and driveway and a timber door leads to the garage. Greenhouse.

GARAGE

2'11" x 16'1" (0.88 x 4.9)

With up and over door. Electric sockets and lighting. Plumbing for washing machine.

W C

Obscure double glazed window to rear aspect. Wall mounted hand wash basin with tiled splash back and low level WC. Radiator.

WR14 Area Summary

Location: Situated in the WR14 area of Malvern, the property is well placed for local amenities including shops, Waitrose and a range of other supermarkets, cafés and cultural attractions such as Malvern Theatres, all within the town centre.

Transport: Great Malvern and Malvern Link train stations provide regular rail services, while road links connect easily to Worcester, Hereford and the M5 motorway.

Area: WR14 offers a charming town atmosphere with a mix of historic character, green spaces and easy access to the Malvern Hills, making it popular with a wide range of buyers.

TENURE

We understand (subject to legal verification) that the property is freehold.

FLOORPLAN

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

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 free from defects or in working order. Council Tax Band: C

VIEWINGS

Strictly by appointment with the Agents. Viewings available from 9.00 to 5.00 Monday to Friday and 9.00 to 3:30 on Saturdays.

Council Tax MHDC - Malvern

We understand the council tax band presently to be : C

<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).

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>

Broadband

We understand currently Full Fibre 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>

Floor Plan

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?

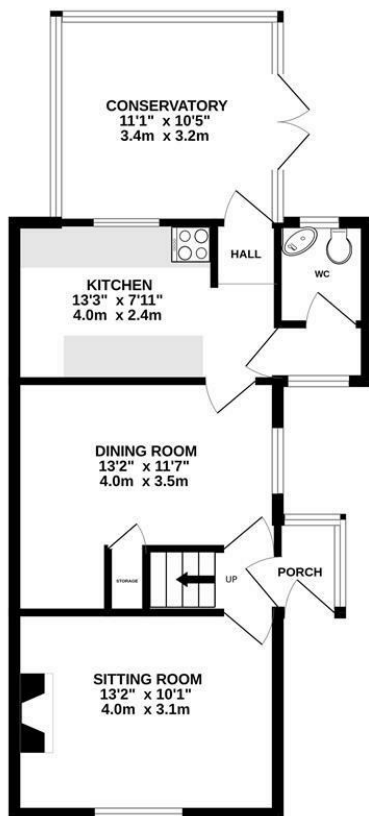
If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

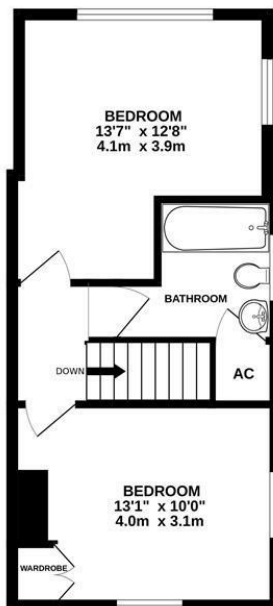
Verifying ID - Malvern

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.

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

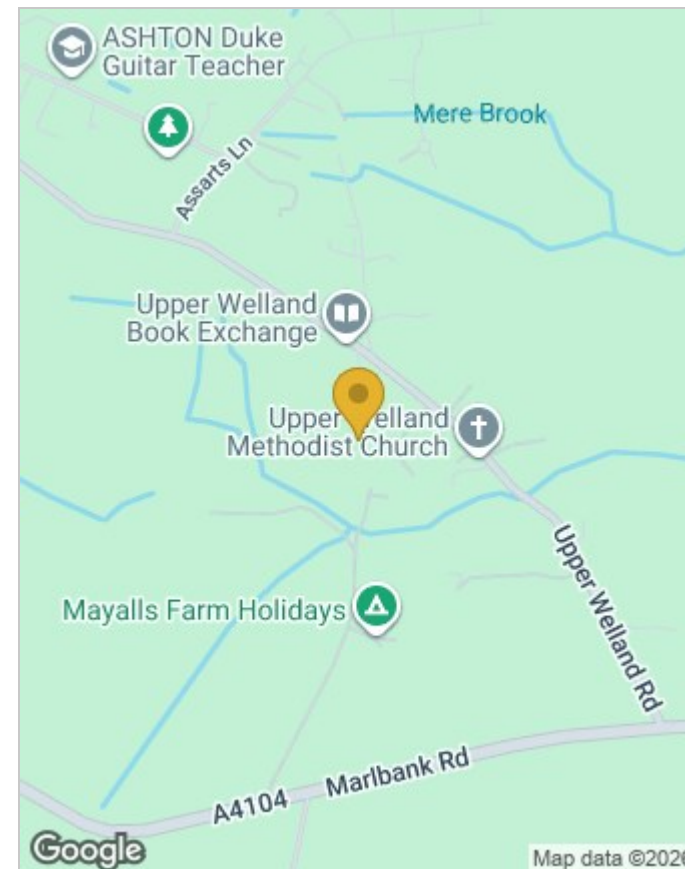


1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.

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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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