Philip Laney & Jolly



Ivy Cottage 1 Upton Road, Worcester, WR2 4TG

Guide Price £450,000

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Philip Laney & Jolly, Worcestershire welcome to the market Ivy Cottage. Nestled on Upton Road in the charming village of Callow End, this beautifully presented and well-maintained period detached cottage offers a delightful blend of comfort and countryside charm. With two spacious double bedrooms, this property is perfect for small families or those seeking a village retreat.

Upon entering, you are welcomed into a bright living room that exudes warmth and character, ideal for relaxing or entertaining guests. The adjoining dining room provides a lovely space for family meals, while the well-equipped kitchen ensures that culinary enthusiasts will feel right at home. Additionally, the ground floor features a study and a utility room, adding to the practicality of this delightful home.

The first floor houses two generously sized double bedrooms, both offering serene views of the surrounding countryside. A well-appointed bathroom completes the upper level, providing convenience and comfort.

Outside, the property boasts ample parking to the front aspect, with easy access to the side of the house. The large garden is a true highlight, featuring an extensive seating area perfect for al fresco dining or enjoying the tranquil surroundings. The garden is predominantly laid to lawn, adorned with fruit trees, a greenhouse, a wooden shed, and a most useful summer house, making it an ideal space for gardening enthusiasts or those who simply wish to unwind in nature.

With far-reaching views of the open countryside and the Old Hills, this detached cottage is a rare find. It combines comfortable living with the beauty of rural life, making it a perfect choice for anyone looking to embrace a peaceful lifestyle in Worcestershire.

EPC: D Council Tax Band: E Tenure: Freehold

Ground Floor

Entrance Porch
Double glazed window to side aspect. Wooden door. Ceiling light point and wooden floor. Door to:

Living Room
Double glazed window to front and rear aspects. Inglenook fireplace with gas fire inset and brick fireplace. Exposed beams. Two radiators.

Dining Room
Double glazed window to the front and rear aspects. Wooden floor and exposed beams. Understairs storage cupboard. Radiator. Three wall lights. Stairs rising to first floor.

Kitchen
Double glazed windows to the front and rear aspects. Wooden double glazed door opening to the rear. The kitchen enjoys an an open view to the rear and is fitted with a range of wall and base units with worksurfaces over. 'Neff' oven and 4 ring gas hob with 'Hotpoint' extractor over. One and a half stainless steel sink and drainer. Integrated fridge and 'Hotpoint' washing machine. Integrated 'Neff' dishwasher.

Utility Room
Double glazed window to rear aspect. Stainless steel drainer. Undercounter space for fridge and tumble dryer. Ceiling light point. Tiled flooring.

Study
Double glazed window to front aspect. Radiator and ceiling light point.

First floor Landing
Double glazed window to rear aspect. Access to loft. Cupboard housing boiler and shelving. Ceiling light point and radiator.

Bedroom 1
Double glazed window to front and rear aspects. Radiator and ceiling light point.























Bedroom 2
Double glazed window to front and rear aspects. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to front aspect. Panelled bath with shower attachment, pedestal hand wash basin and low level WC. Separate shower cubicle. Radiator and ceiling light point.

Outside - Front
Gated access to the front of the property with mature borders and access to the garden. Gravelled driveway providing off road parking for two cars. Outside lighting.

Outside - Rear
Extensive patio seating area with steps leading to the generous size garden that is laid mainly laid to lawn with a range of fruit tress and borders. Enclosed by hedging and leading to an area with a selection of raised vegetable/plant beds. There is a greenhouse, shed and larger summerhouse/outbuilding. Brick outbuilding with WC and outside tap. To the rear of the property there is a private seating area that enjoys views over countryside and the old hills.

Council Tax MHDC - Malvern
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

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

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.

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.

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.

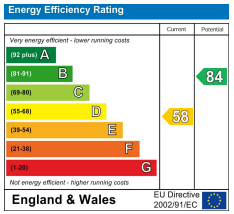
Viewings
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.



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 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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