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44 Churchill Drive
Malvern
Worcestershire WR14 1DJ

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A well presented semi detached house offering flexible, deceptively spacious accommodation, ideal for family use. The property stands in pleasant gardens which back onto adjoining countryside providing a pleasant outlook to the rear aspect. The accommodation comprises: Entrance Hall, Living Room, Dining Room, Study, Ground Floor Bathroom, Kitchen, Three Bedrooms (Master with En-Suite), Gardens, Workshop, Driveway, Gas Central Heating, Double Glazing. Viewing thoroughly recommended.

Covered Entrance Porch with part glazed front door leading into

RECEPTION HALL

Having a storage cupboard, radiator, doors to

BATHROOM

Fitting with a white suite consisting of a low level WC, panelled bath with thermostatically controlled shower over, pedestal wash hand basin, tiled splashback, window to the side aspect, chrome heated towel rail.

KITCHEN

11'10" x 7'10" (3.61m x 2.39m). Comprehensively fitted with a range of matching units including an inset bowl and half stainless steel sink with hot and cold mixer tap, base drawers and cupboards, worksurface over, tiled splashbacks, space and point for cooker, space and plumbing for dishwasher, door to storage cupboard with wall mounted gas boiler, tiled flooring

SITTING ROOM

16'0" x 10'11" (4.88m x 3.33m). With wooden fire surround housing a gas coal effect living flame fire, inset tiled hearth, window to the front aspect, radiator, coved ceiling, two wall and ceiling light points.

STUDY

9'5" x 7'10" (2.87m x 2.369m). With window to the front aspect, radiator.

DINING ROOM

15'8" x 9'4" (4.78m x 2.84m). Double glazed double opening doors leading to the rear garden, radiator, under stairs storage cupboard, coved ceiling, ceiling light point, stairs to

FIRST FLOOR LANDING

With doors to all bedrooms.

BEDROOM 1

11'11" x 10'11" max (3.63m x 3.33m). Window to the front aspect, built in double wardrobe, radiator, door to



EN-SUITE BATHROOM

Fitting with a white suite consisting of a low level WC, panelled bath, pedestal wash hand basin, chrome

heated towel rail, tiled splashbacks, extractor fan, window to the front aspect.



BEDROOM 2

12'11" x 7'9" (3.94m x 2.36m). Window to the rear enjoying views over adjoining countryside, radiator.

BEDROOM 3

12'8" x 7'11" (3.86m x 2.41m). Window to the rear enjoying views over adjoining countryside, radiator.

OUTSIDE

Front

The property is approached over a driveway providing off road parking. The front garden has been gravelled for ease of maintenance with mature flower beds and magnolia tree. A path leads to the front door and STORAGE SHED/WORKSHOP 19'4" x 7'8" (5.89m x 2.34m). Light and power connected, plumbing for automatic washing machine, side access door into the garden.

Rear

Adjacent to the rear of the property is a paved patio area leading onto a lawn with mature shrub and flower borders. The garden is enclosed by panel fencing and enjoys views over countryside to the rear.



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

TENURE

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

COUNCIL TAX BAND - C

Purchasers are advised to confirm this with Malvern Hills District Council.

VIEWINGS

Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

DIRECTIONS

From the agents offices in Great Malvern proceed from the agents offices in Great Malvern turn left along the Worcester Road and continue into Malvern Link, turn left into Lower Howsell Road and after some distance turn left into Churchill Drive, follow the road around to the right and the property can be found on the right as indicated by our For Sale board.



44, CHURCHILL DRIVE, MALVERN, WR14 1DJ



