

Philip Laney & Jolly



22 Spring Lane, Malvern, Worcestershire WR14 1AJ

- Semi Detached House
- Entrance Hall, Cloakroom
- Dining Hall, Living Room, Kitchen
- Two Double Bedrooms, Further Cloakroom
- Bathroom, Gas Central Heating
- Garage, Parking and pleasant gardens

Price Guide: £167,500

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LOCATION/DESCRIPTION

A two bedroom semi detached house offering generous sized accommodation that offers scope for some modernisation, but enjoys a central location, well placed for the amenities of Malvern Link. The accommodation briefly comprises of Entrance Porch, Cloakroom, Living Room, Dining Hall, Kitchen, Two Bedrooms, Further Cloakroom, Bathroom, Garage and good sized gardens.

Part glazed front door leading to:

ENTRANCE PORCH

With window to the front aspect, door to dining hall and further door to

CLOAKROOM

With corner WC, small wash hand basin, window to the front, tiled effect flooring.

DINING HALL

11'10" maximum x 7'6" (3.61m x 2.29m) With stairs rising to the first floor, window to the front, radiator, meter cupboard, door to

LIVING ROOM

16'9 x 11'11" (5.11m x 3.63m) With brick built fireplace housing log effect gas fire, polished timber mantle, radiator, wall mounted central heating thermostat, 3 wall light points, sliding patio doors providing access to the rear garden.

KITCHEN

9'8" x 8'5" (2.95m x 2.57m) Fitted with a range of matching units including inset sink and drainer with hot and cold mixer tap, base drawer and cupboard, inset 4 ring ceramic hob, built in eye level electric cooker, space and plumbing for automatic washing machine, matching range of wall mounted storage cupboards tiled splash back window to the rear aspect, radiator, multi-paned door leading to covered passageway with door to the front aspect and glazed door to garden.

FIRST FLOOR LANDING

With window to the front aspect, door to airing cupboard with factory lagged cylinder, having electric immersion heater and slatted shelves.

BEDROOM 1

11'9" x 10'11" (3.58m x 3.33) With window to the rear aspect, radiator under, providing pleasant views of the Malvern Hills.

BEDROOM 2

10'11" x 9'9" (3.33m x 2.97m) With window to the rear aspect, radiator under, providing views of the Malvern Hills.

BATHROOM

Fitted with a matching coloured suite comprising low level WC, pedestal wash hand basin, panelled bath with hot and cold mixer tap, having shower attachment, tiled walls, light/shaver unit, radiator, window to the front aspect.

FRONT

To the front of the property is a paved area with driveway providing off-road parking, leading to the integral garage.

GARAGE

16'1" x 9'8" (4.90m x 2.95m) With light and power, wall mounted Glow Warm boiler.

REAR

Immediately adjacent the rear of the house is a paved patio area with views over the Malvern Hills, steps lead to a gravelled and paved garden with well stocked and mature shrub and flower boarder. The garden is enclosed by panel fencing and mature hedges, is a good size and enjoys a good degree of privacy.

TENURE

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

COUNCIL TAX

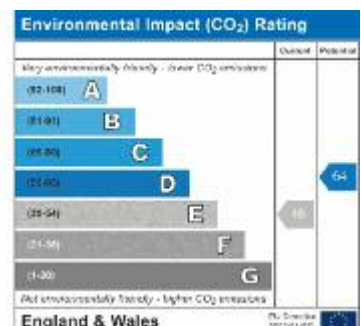
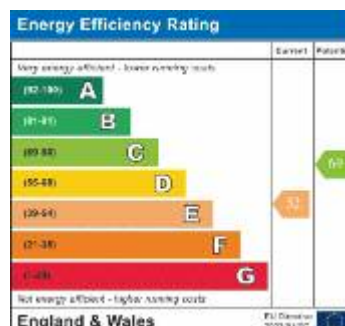
Malvern Hills District Council. Tax band B.

VIEWINGS

Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From our office in Great Malvern proceed along the Worcester Road in the direction of Malvern Link, continue through the centre of Malvern Link and at the traffic lights, turn right into Spring Lane, the property can then be found on the right as indicated by our For Sale board.



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.

