

# Philip Laney & Jolly



## 14 Upper Chase Road, Malvern, Worcestershire WR14 2BU

- Victorian Semi Detached House
- Sitting Room, Dining Room
- Kitchen, Utility Room, Cloakroom
- Three Bedrooms, Bathroom
- Gas Central Heating
- Pleasant gardens

**Price Guide: £169,500**

21 Worcester Road Great Malvern Worcestershire WR14 4QY  
www.philiplaneyjolly.co.uk 01684 575100

# 14 Upper Chase Road, Malvern, Worcestershire WR14 2BU

## LOCATION/DESCRIPTION

A well presented semi detached house offering flexible accommodation over 3 floors offering Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Cloakroom, Three Bedrooms, Bathroom, Pleasant Gardens.

Part glazed front door leading to

### ENTRANCE HALL

With radiator, built in cupboard, dado rail, stairs to first floor, door to

### SITTING ROOM

12' x 10'10" (3.66m x 3.30m) Having bay window to the front aspect and impressive open fireplace, with polished wooden surround and cast iron inset with decorative tiling, slate hearth, double radiator, TV aerial point, coved ceiling, ceiling light point.

### DINING ROOM

12' x 10'11" (3.66m x 3.33m) With window to the side aspect, radiator, dado rail, coved ceiling door to storage cupboard, doorway to

### KITCHEN

8'9" x 7'9" (2.67m x 2.36m) Comprehensively fitted with a range of matching units incorporating an inset sink with hot and cold mixer tap, base drawers and cupboards, worksurfaces over, space and point for an electric cooker, space and plumbing for slimline dishwasher, wall mounted storage cupboards, tiled floor, window and glazed door to the side aspect, doorway through to

### UTILITY ROOM

10' x 9'4" (3.05m x 2.84m) overall maximum measurements. An L shaped room having a range of matching fitted storage cupboards with worksurfaces over, space and plumbing for automatic washing machine and further appliance space, wall mounted storage cupboards. Wall mounted Potterton gas boiler, tiled floor, extractor fan, window to the side aspect, door to

### CLOAKROOM

With low level WC, small wash hand basin, window to the side aspect, radiator, tiled flooring.

### BEDROOM 1

12' x 10'11" (3.66m x 3.30m) having window to the front, radiator under, door to storage cupboard.

Inner landing with stairs to second floor, doors to

### BEDROOM 2

10'9" x 7'4" (3.28m x 2.24m) With window to the side aspect, radiator, range of built in furniture to include wardrobe, dressing table with drawers under and cupboards over.

### SECOND FLOOR

#### BEDROOM 3

11'10" x 10'4" (3.61m x 3.15m) maximum measurements. With window to the side aspect, radiator, central light/fan fitting, sliding doors give access to built in storage.

### BATHROOM

Fitted with a matching suite consisting of a panelled bath with electric shower over, pedestal wash hand basin, low level WC, window to the side aspect, radiator, light/shaver unit, tiled splash back, door to airing cupboard with factory lagged hot water tank

and slatted shelving.

### OUTSIDE

#### Front

The property has gated access to the front, with a pathway leading to the front door. The front garden has mature shrub borders.

#### Rear

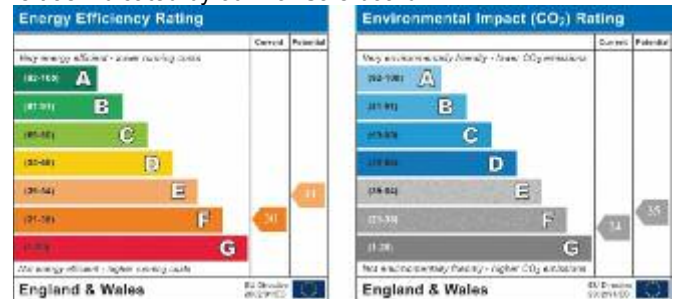
Immediately adjoining the rear of the property is a paved patio area with brick built raised flower beds and gated access to the front. There is an outside tap and light and further decked sitting area, steps rise to a lawned garden area with timber shed and is enclosed by panel fencing.

### TENURE

We understand the property is Freehold, however, we recommend that any prospective purchaser obtains legal verification of this information.

### DIRECTIONS

From our office proceed right along Worcester Road and turn left down Church Street. Continue straight on at the traffic lights and follow this road to the Barnards Green roundabout, take the 2<sup>nd</sup> exit into Upper Chase Road and the property will be found on the left as indicated by our For Sale board.



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