



Plot 5
Upper Chase Road
Malvern
Worcestershire WR14 2BU

Philip Laney & Jolly

Plot 5, Upper Chase Road, Malvern, Worcestershire WR14 2BU

A brand new individual architect designed detached house, currently nearing completion by a local developer to an excellent standard offering high quality fixtures and fittings throughout with attention to detail that includes impressive kitchen with integrated appliances, quality sanitary ware and a 10 year guarantee is included for added peace of mind. The accommodation will briefly comprise of: Entrance Hall, Cloakroom, Living/Dining Room, Kitchen Breakfast Room with appliances, Master Bedroom with Ensuite, Two further bedrooms, Family Bathroom, Pleasant gardens, Off road parking, Views to the front aspect towards the Malvern Hills.

APPROXIMATE ROOM SIZES:
(Some are overall maximum measurements)

LIVING ROOM:
17'0" x 11'5" (5.18m x 3.48m)



DINING ROOM:
10'1" x 8'8" (3.07m x 2.64m)

KITCHEN/BREAKFAST ROOM:
13'3" x 10'1" (4.04m x 3.07m)

BEDROOM 1:
14'6"maximum x 10'1" (4.42m x 3.07m)

BEDROOM 2:
9'2"minimum x 8'3" (2.79m x 2.51m)

BEDROOM 3:
9'2" x 8'3" (2.79m x 2.51m)

All sanitary ware will be white.



TENURE
We understand (subject to legal verification) that the property will be 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 or any of the appliances and cannot therefore confirm that they are free from defects or in working order.

DIRECTIONS

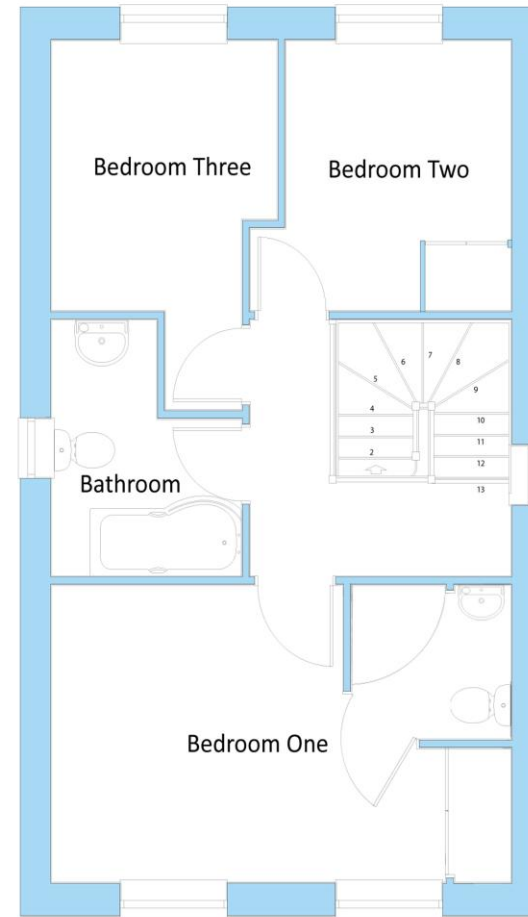
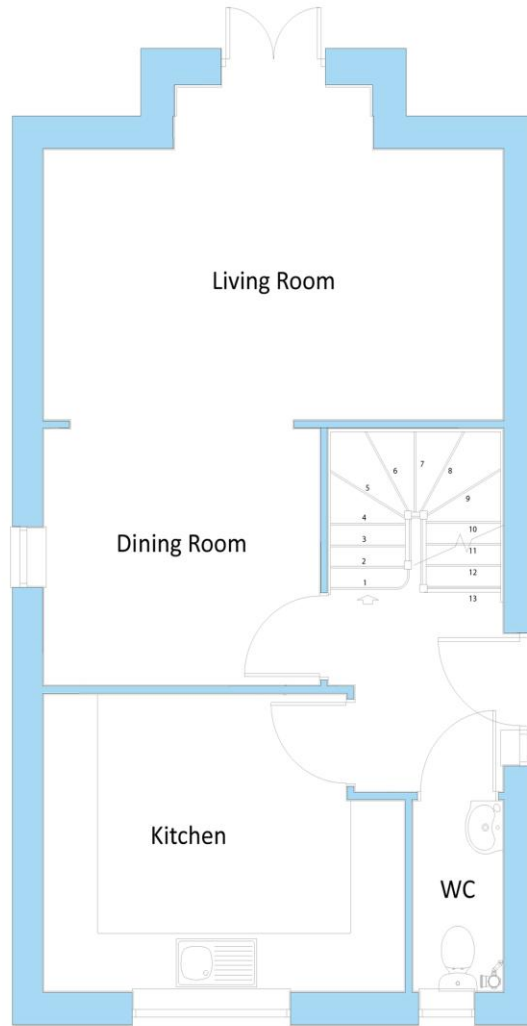
From our office proceed right along Worcester Road and turn left down Church Street. Continue straight on at the traffic lights and follow this road to the Barnards Green roundabout, take the 2nd exit into Upper Chase Road and the property will be found towards the end of this road, straight ahead.

VIEWING

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



Detached House



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.

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