

Philip Laney & Jolly



35 Woodshears Road, Malvern, Worcestershire WR14 3DZ

- Victorian Semi Detached House
- Sitting Room, Dining Room, Kitchen
- Two Bedrooms, Bathroom
- Good sized, well stocked gardens
- Sought after residential location
- NO CHAIN

Price Guide: £177,000

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

35 Woodshears Road, Malvern, Worcestershire WR14 1EX

LOCATION/DESCRIPTION

A Victorian semi detached house offering generous sized accommodation that offers scope for some modernisation, however the property does benefit from double glazing to most windows and has recently been rewired. The property is situated in a sought after location within a neighbourhood of similar style properties and is well placed for access to the local amenities of Barnards Green and the mainline railway station at Great Malvern is also nearby. The accommodation briefly comprises of Entrance Hall, Sitting Room, Dining Room, Kitchen, Two Bedrooms, Bathroom, Good sized gardens.

Part glazed front door leading to:

ENTRANCE HALL

With stairs rising to first floor, window to side aspect, telephone point, door to

SITTING ROOM

14'8" x 14'0" maximum in to bay window (4.47m x 4.27m) With tiled fireplace, exposed floorboards, bay window to the front aspect.

DINING ROOM

13'11" x 11'10" (4.24m x 3.61m) Having windows on 2 aspects, brick fireplace, built in cupboards to side, door to under stairs storage cupboard, door to

KITCHEN

9'1" x 8'7" (2.77m x 2.62m) Having a range of fitted units, stainless steel sink, window to the side, door to rear garden

FIRST FLOOR LANDING

With access hatch to roof space.

BEDROOM 1

13'11" x 11'11" (4.24m x 3.63) With window to the front aspect.

BEDROOM 2

11'9" x 10'9" (3.58m x 3.28) With window to the side aspect providing views towards the hills, boarded fireplace.

BATHROOM

Fitted with a white suite comprising low level WC, panelled bath, wash hand basin, tiled splash back, window to the rear aspect. Airing cupboard with lagged hot water cylinder.

FRONT

The property has a lawned fore garden with mature shrub borders. There are railings and a wrought iron gate that leads to a path that provides access to the front door. The path continues to provide access to the rear garden which has a courtyard adjoining the rear of the house. There is a door that leads to an outside WC and store. The rear garden is mainly laid to lawn with mature shrubs and flower borders. The garden is enclosed by panelled fencing and enjoys a good degree of privacy.

TENURE

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

COUNCIL TAX

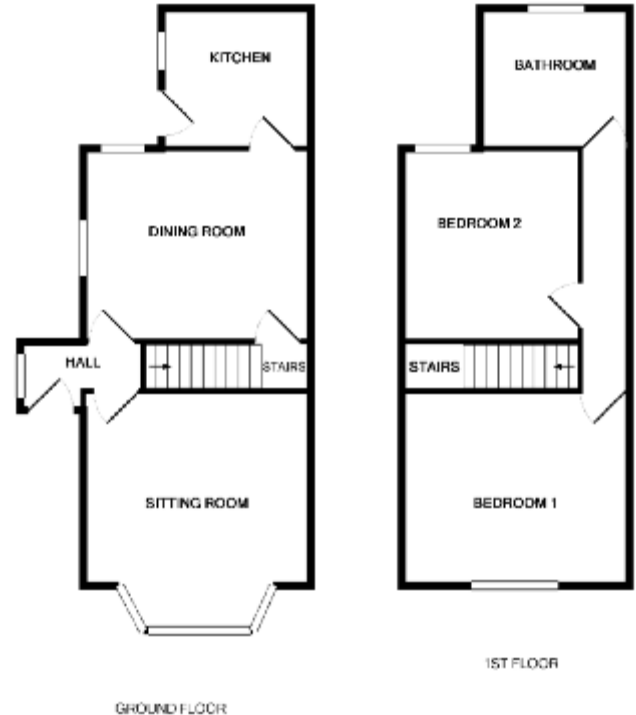
Malvern Hills District Council. Tax band B.

VIEWINGS

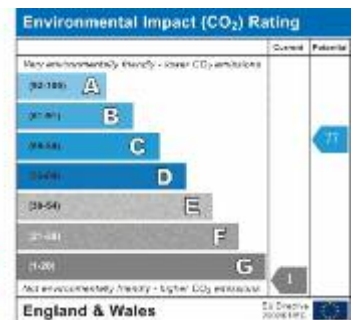
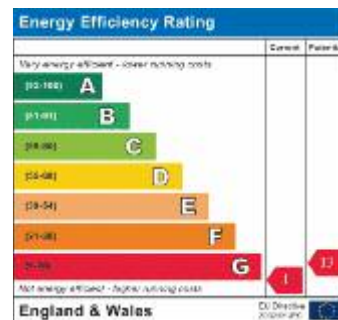
Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From our office in Worcester Road proceed right and turn left along Church Street, continuing over the traffic lights and turn right into Avenue Road. Take the first turning right into Priory Road and continue past the Splash Swimming Pool on the right. Take the left turning into Woodshears Road and the property can be found on the left.



While every effort has been made to ensure the accuracy of the floor plan, some measurements of rooms, corridors, stairs and landings may vary slightly from those shown. It is advised that you verify all measurements, dimensions, or any other details in this plan before purchasing. This plan is for information purposes only and should be used in conjunction with the relevant purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their availability or efficiency over an agreed period.



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.

