

2 Woodlands Close Upper Welland, WR14 4JD

Located in the sought after area of Upper Welland, within the catchment of the popular schools Malvern Wells Primary and Hanley Castle Secondary, this detached family home is located in a small cul-de-sac with an aspect towards the Malvern Hills. The village enjoys a playing field, Scout Group and access to splendid walks in the St Wulstans Nature Reserve. Well presented throughout, the accommodation comprises entrance hall, cloakroom, large living room, dining room and breakfast kitchen. To the first floor are four generous bedrooms and a refitted bathroom. The property is completed by a double width driveway, garage and private enclosed gardens to the rear. EPC Rating D

Guide Price £400,000

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Entrance Porch

A recessed Entrance Porch with red quarry tiled flooring and outside light lead to the UPVC glazed entrance door.

Entrance Hall

Double radiator, staircase rising to the First Floor Landing, doors to the Kitchen and Living Room. Door to:

Cloakroom

Fitted with a white suite comprising pedestal wash, hand basin with mosaic tiled splash back and low-level WC. Radiator and obscure double glazed window to side.

Breakfast Kitchen

8'5" x 13'1" (2.59 x 4.00)

The Breakfast Kitchen is comprehensively fitted with a range of white high gloss, base and eyelevel units with black granite effect work surface over. One and a half bowl sink unit with 'Insinkerator' and spray head mixer tap. Integrated Smeg dishwasher and fridge freezer, ceramic tiled flooring, breakfast bar with stools. Belling electric range cooker with five ring hob and extractor canopy above. Concealed gas central heating boiler with control panel above, double glazed window overlooking the rear garden and part glazed door to side.

Living Room

19'8" x 12'1" (6.00m x 3.69)

The spacious Living Room has a upvc double glazed bay window to the front with a view towards the Malvern Hills. Double radiator, dado rail, coving to ceiling, TV aerial point and opening to the Dining Room beyond.

Dining Room

8'5" x 12'0" (2.59 x 3.68)

Double glazed patio doors leading to the rear garden. Dado rail, coving to ceiling and double radiator.

First Floor Landing

From the Entrance Hall the staircase rises to the First Floor Landing with hatch to loft space with pull down ladder, doors to all rooms and door to airing cupboard with shelving and lagged hot water cylinder.

Bedroom One

12'8" x 9'8" (3.88 x 2.97)

fitted with a range of full height wardrobes to one wall, double glazed window to front with a view towards the Malvern Hills, radiator.

Bedroom Two

13'1" x 8'8" (4.00 x 2.66)

Double glazed window to front, radiator.

Bedroom Three

11'6" x 9'3" (3.52 x 2.84)

Double glazed window to rear, radiator.

Bedroom Four

8'5" x 7'11" (2.59 x 2.42)

Double glazed window to rear, radiator.

Bathroom

The Bathroom has been re-fitted with a P shaped bath with central mixer tap and mains shower with rainfall showerhead. Pedestal wash, hand basin, low-level WC, radiator, ceramic tiling to walls and floor, spotlights and obscure double glazed window to rear.

Outside

To the front of the property is a double width block paved driveway providing ample parking and leading to the part Integral Garage with metal up and over door, light, power and courtesy door to side. There is a useful bin store located to the rear of the garage.

The fore garden is laid to lawn with an attractive shrub border and ornamental tree and pathways continue to the both sides of the property to gated access leading to the rear garden beyond.

The rear garden is a real feature of this family home, having a natural stone paved patio seating area adjoining the dining room and pathway leading to a further corner, pergola covered seating area with productive grapevine which is a great entertaining area.

The garden is primarily laid to lawn with ornamental Buxus hedging, sleeper edged shrub beds and conifer hedging to the rear.

Directions

From our Malvern office proceed on the A449 towards Ledbury, bearing left into Upper Welland Road. Left into Assarts Lane and then bear right. Woodlands Close is on the right and the property on the left as indicated by the Agents For Sale board.

Council Tax Band

We understand that this property is council tax band E.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Services

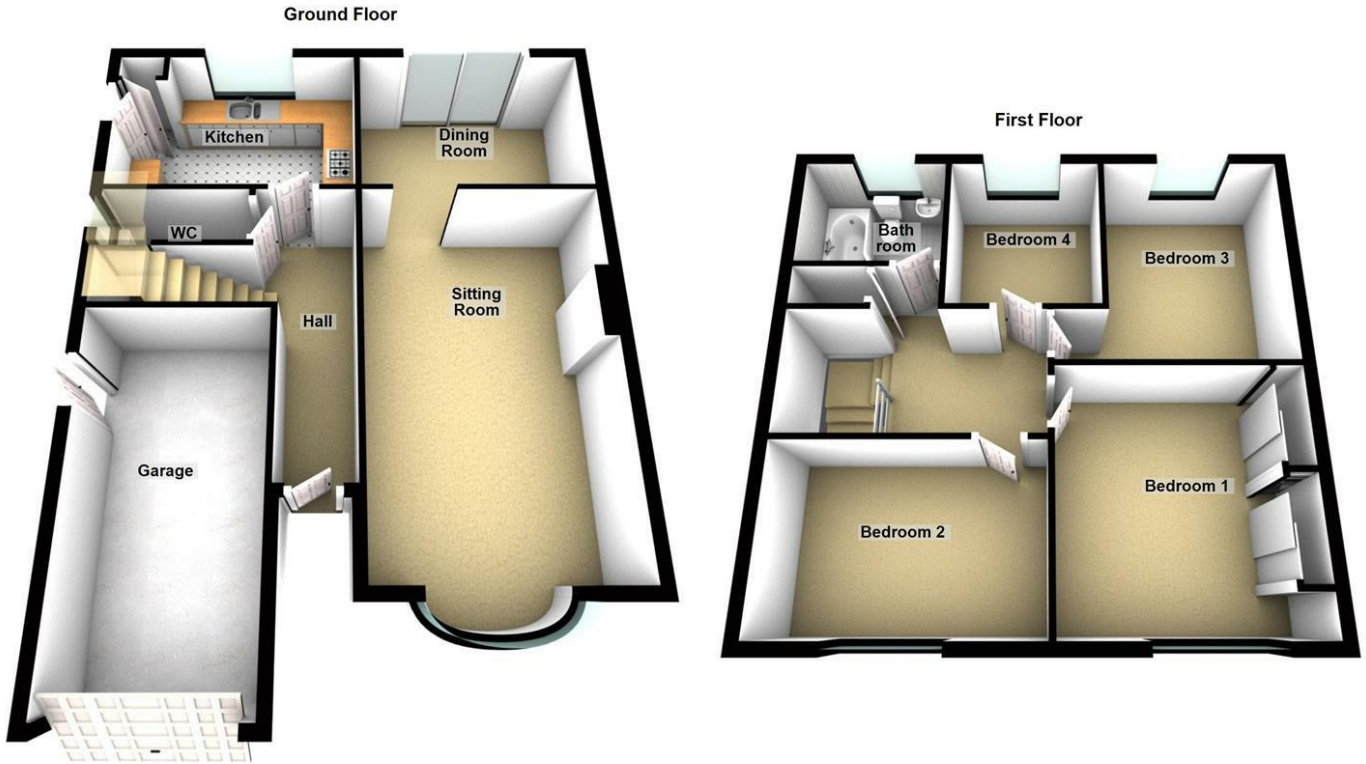
Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/RFGs83FzAnM?si=i3wFueAqnbSbPVPM>



Floor Plan



2 Woodlands Close, Malvern

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