

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**Deceptively Spacious Three Bedroomed Extended Semi-Detached Family Home Set In A Corner Plot And Situated In A Desirable And Sought After Village Cul-De-Sac Location. Open Plan Living For The Modern Family. Larger Than Average Private Garden With Patio Areas And An Abundance Of Plants And Shrubs. Conservatory, Cloakroom, Garage And Off Road Parking For One/Two Cars. EPC E.**

## 7 Blandford Close - Guide Price £339,950

7, Blandford Close, Welland, Malvern, Worcestershire, WR13 6SF

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# 7 Blandford Close

## Location & Description

Welland is popular and sought after village location with a primary school and shop. For more amenities Upton-upon-Severn is a short drive away and is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town offers a good variety of shops, pubs and restaurants alongside a primary school, three mini supermarkets, a library, rugby club, and a Doctors surgery with pharmacy and dentist. There are mainline railway stations located at Malvern, Worcester and Pershore for the commuter with direct links to London.

## Property Description

This well presented spacious family home has been extended in recent years to provide an open plan modern fitted kitchen/dining/family room with patio doors overlooking the larger than average mature and private garden. On the first floor all three bedrooms are serviced by the modern fitted family bathroom. Further benefits include a conservatory, cloakroom, garage and off road parking.

### Entrance Porch 4.19ft (1.28m) x 7.17ft (2.19m)

Part glazed modern composite front door with chrome fittings, two spotlights, hanging area for coats and shoes, two UPVC double glazed windows (one to the front and one obscured into the w/c), door to:

### Hallway 3.38ft (1.03m) x 13.21ft (4.03m) Maximum

Five spotlights, electric radiator, under stairs storage space, stairs to first floor, doors to:

### Cloakroom

Spotlight cluster, small obscured UPVC window into the entrance porch, modern fitted low level w/c, ceramic sink with chrome fittings and storage cabinet below.

### Kitchen/ Diner 26.61ft (8.11m) Inclusive of Kitchen and diner sections x 14.86ft (4.53m) 2.56m or 8ft4" in the kitchen section

Open plan modern living style, fourteen spotlights, fitted with a matching range of floor and wall mounted cupboards with a solid wood counter top over, inset stainless steel one and a half sink and drainer with mixer tap over, integrated Hotpoint washing machine, Indesit oven with Baumatic electric 4 ring hob and extractor hood over, tiled splashbacks, separate extractor fan, free standing American style Fridge/Freezer to be included with the purchase, two sets of French doors, one opening into the conservatory and the other out onto the decking, two electric radiators, opening to:

### Lounge 15.22ft (4.64m) x 14.34ft (4.37m)

Nine spotlights, electric radiator, two large UPVC double glazed windows looking out over the garden, UPVC French doors opening out onto the decking area.

### Conservatory 12.01ft (3.66m) x 7.91ft (2.41m)

Wall light, UPVC double glazed panels on two sides, blinds along the ceiling, six narrow opening windows.





## First Floor

### landing

Six spotlights, small electric radiator, airing cupboard housing the Immersion Heater, doors to:

### Master Bedroom 8.29ft (2.53m) x 13.38ft (4.08m)

Ceiling light, two UPVC double glazed windows, one to the rear and one obscured to the side aspect, built in wardrobes along one wall.

### Bedroom Two 8.43ft (2.57m) x 10.07ft (3.07m)

Ceiling light, UPVC double glazed window to the rear aspect, built in wardrobes along one wall.

### Bedroom Three 8.41ft (2.57m) x 6.97ft (2.12m)

Ceiling light, UPVC double glazed window to the rear aspect, loft Access.

### Bathroom

Four spotlights, Obscured UPVC double glazed window to front, tiled flooring, fully tiled walls, fitted with a corner bath with glazed shower screen and wall mounted triton shower with chrome fittings, low level w/c, ceramic sink with mixer tap and storage below, fitted mirror.

### Outside

### Front Garden

Gravel area, paved area, outside light, side gated access to:

### Rear Garden

Private large garden wrapping around two sides of the house. The recent extension seamlessly brings the garden together with the house and decking surrounding it. Paved seating area, large area laid to lawn bordered by an abundance of plants and shrubs, a large oak tree being the feature of the garden standing tall, various fruit trees, wooden storage shed, five uplighters and a separate security light.

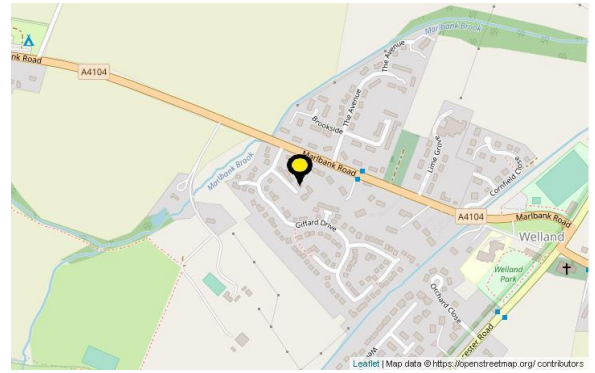
### Garage 8.33ft (2.54m) x 16.05ft (4.89m)

Up and over door to the front aspect, power and lighting, plenty of storage space. Parking to the front of the garage.



## Directions

From the Upton John Goodwin office on the High Street, go left into Old Street, follow this road out onto the Welland Road A4104, continue along this road for several miles and at the junction take a right turning, then a sharp left turn onto the Marbank Road, take the second turning on the left hand side into Giffard Drive. Then take the first left into Blandford Close. Number Severn is located at the end of the cul-de-sac.



## Services

We have been advised that mains electric and water are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

## Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E (51).



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