

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



50% Share Of A Modern And Well Presented Three Bedroom Semi Detached Family Home. Situated In An Elevated Small Residential Area In The Sought After Village Of Welland. Spacious Open Plan Living, Master Bedroom With En-Suite, Air Source Heating, A Cloakroom, Landscaped Garden, Off Road Parking For Two Cars And A Charging Point. EPC C.

32 Kingston Close – Fixed Price £150,000

32 Kingston Close, Welland, Malvern, Worcestershire, WR13 6LZ

3 1 2



32 Kingston Close

Location & Description

The property enjoys a convenient location in the well served village of Welland where there is a local stores, primary school, church and village hall. Welland is less than four miles from the cultural and historic spa town of Great Malvern and a similar distance from the picturesque riverside town of Upton upon Severn both of which provide a comprehensive range of amenities. The city of Worcester is approximately twelve miles. Transport communications are excellent. There is a mainline railway station in Great Malvern and Junction 1 of the M50/M5 interchange near Upton is just seven miles. Educational needs are well catered for and within a few minutes drive of some of the best secondary schools in the region including Hanley Castle High School.

Property Description

This modern three bedroom semi detached family home comes to the market with a 50% share of the property. The living accommodation is spacious and bright with an open plan kitchen with integral appliances, dining and living area with patio doors out onto the paved patio and landscaped garden.

On the first floor the master bedroom offers built in wardrobes, glimpses of the Malvern Hills and an En-Suite shower room. The further two bedrooms are serviced by the modern fitted family bathroom.

Further benefits this property offers are UPVC double glazing, Air Source heating, Oak laminate flooring on the first floor, a cloakroom, bedroom two with Air Con, garden shed and off road parking for two cars with a car charging point.

Entrance Hallway

UPVC obscure double glazed door to the front aspect, ceiling light, smoke alarm, coat hooks, power point, Oak laminate flooring, stairs to the first floor, door to the open plan kitchen/diner/family room, door to:

Cloakroom

UPVC obscure double glazed window to the front aspect, fitted with a white suite comprising of a low level WC and wash hand basin with a mixer tap over, radiator, ceiling light, Oak laminate flooring.

Open Plan Kitchen/Diner/Family Room

Lounge/Diner

UPVC double glazed French style double doors to the garden, UPVC double glazed windows x two either side of the patio doors, Oak laminate flooring, power points, radiators x three, ceiling light, TV point, room for a dining table, door to the understairs cupboard (housing the Air Source heating tank), open plan to:

Kitchen

UPVC double glazed window to the front aspect, fitted with modern white high gloss wall and base units with work surface and tiled splash backs over, one and a half bowl stainless steel sink and drainer with a mixer tap over, integral waist high Hotpoint oven, Hotpoint ceramic hob with a glass splash back and Hotpoint extractor fan over, integrated fridge/freezer, washing machine and dishwasher, smoke alarm, power points, Oak laminate flooring, inset ceiling spotlights.





First Floor

Landing

Access to the loft (part boarded), smoke alarm, radiator, ceiling lights x two, doors to:

Master Bedroom

UPVC double glazed window to the front aspect with glimpses towards the Malvern Hills, built in large double wardrobe, power points, TV point, radiator, ceiling light, door to:

En-Suite Shower Room

UPVC obscure double glazed window to the front aspect, fitted with a white suite comprising of a low level WC and wash hand basin with mixer tap over, part tiled walls, shower cubicle with a mains shower and glass sliding door which is fully tiled, extractor fan, inset ceiling spot lights, radiator, tiled flooring.

Bedroom Two

UPVC double glazed window to the rear aspect, ceiling light, radiator, power points, Air-Con unit.

Bedroom Three

UPVC double glazed window to the rear aspect, power points, radiator, ceiling light, TV point.

Family Bathroom

UPVC obscure double glazed window to the side aspect, extractor fan, inset ceiling spot lights, fitted with a white suite comprising of a panelled bath with a mains shower over, low level WC and wash hand basin with a mixer tap over, part tiled walls, tiled flooring, heated towel rail.

Outside

Front Garden

Paved path to the front canopy porch, lawned area with a small tree and shrub border, tarmac driveway with parking for two cars, car charging point, security light, water tap, side gated access to:

Rear Garden

Paved patio area, lawned area, borders, plants and shrubs, garden shed, water tap, wooden fence panels surround.

Agents Notes

50% Share:

Current Monthly Fees on the 50% share owned by Heylo:

RENT: £386.98

MANAGEMENT FEE: £25.43

SERVICE CHARGE: £26.79

BUILDING INSURANCE: £12.13

Do note these fees maybe subject to change on an annual review. Advance notice of which would be given by Heylo.

Lease 125 Year from 23/1/2019

Directions

From the John Goodwin office on the High Street, continue up into Old Street, follow this road out onto the Welland Road A4104. Continue along this road for several miles and take the left hand turning into Pippin Drive, then take the third turning on the left hand side into Fortune Avenue, then take the next turning into Kingston Close and follow the road round where the property can be found on the right hand side by one of our for sale boards.



Services

We have been advised that mains water and electric 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 verification) that the property is Shared Ownership, 50% owned by Heylo. The details of which are shown as Leasehold - 125 Years from 23/01/2019.

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

Viewing

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

Council Tax

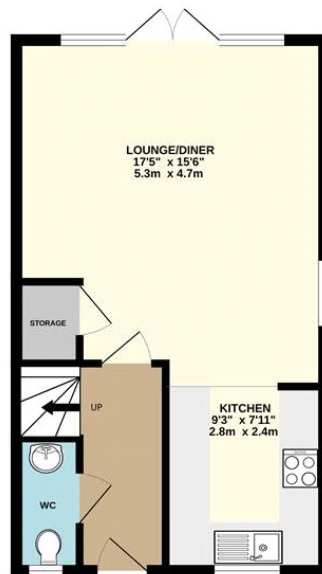
COUNCIL TAX BAND "C"

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

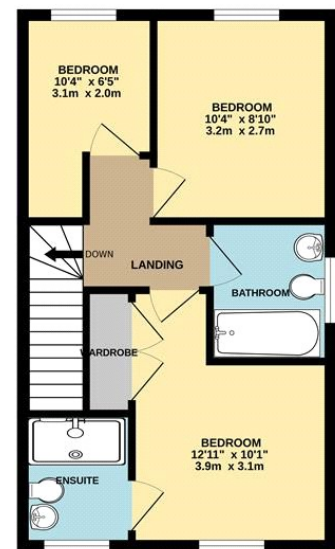
EPC

The EPC rating for this property is C.

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metapic 12/2025

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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