



## 3 Primeswell Close Walwyn Road, Colwall, WR13 6RP

**40% Shared  
ownership £140,000**

**40% SHARED OWNERSHIP** A very attractive three bed semi-detached house built in 2016 and offered for sale under the Platform Shared Ownership scheme. The very well presented property is located in a quiet cul-de-sac in the centre of the village with amenities close by including local store, coffee shop, doctors surgery and pharmacy, library and a train station with mainline to London Paddington train service. The accommodation comprises:- reception hall, sitting room with built in cupboard, dining kitchen and large cloakroom, three bedrooms and a bathroom, enclosed garden and two off road parking spaces. Benefiting from gas central heating and double glazing and having a view of the hills from the front. We highly recommend an early viewing.





### 3 Primeswell Close, Walwyn Road, Colwall, WR13 6RP

#### **ENTRANCE HALL 6'8" x 5'1" (2.04m x 1.57m)**

Stairs to the first floor, side facing double glazed window, door to:

#### **SITTING ROOM 14'10" x 11'3" (4.53m x 3.45m)**

Front facing uPVC window, television point, radiator, under stairs storage and radiator.

#### **KITCHEN DINING ROOM 13'9" x 14'11" (4.21m x 4.55m)**

Rear facing uPVC window and French doors opens to the garden. Range of eye and base level units with roll top work surface, inset one and a half stainless steel sink and drainer unit, mixer tap, gas hob, electric oven, extractor hood, wall mounted gas boiler, space for fridge freezer, plumbing for washing machine and dishwasher, extractor fan, space for dining table, radiator, door to:

#### **WC 6'1" x 4'8" (1.87m x 1.43m)**

Side facing obscure uPVC window, low level WC, wash basin, radiator, extractor fan, wood effect floor.

#### **FIRST FLOOR LANDING**

Side facing obscure uPVC double glazed window, airing cupboard, loft hatch, radiator, doors to:

#### **BEDROOM ONE 14'11" x 10'0" (4.55m x 3.05m)**

Rear facing uPVC double glazed window, radiator, television and satellite points.

#### **BEDROOM TWO 11'7" x 6'11" (3.54m x 2.11m)**

Front facing uPVC window, view of the Malvern Hills, radiator.

#### **BEDROOM THREE 7'7" x 6'6" (2.32m x 2.00m)**

Front facing window, view of the Malvern Hills, radiator.

#### **BATHROOM 6'8" x 6'10" (2.04m x 2.10m)**

Panel bath with shower over, low level WC, wash basin, radiator, extractor fan, part tiled walls.

#### **FRONTAGE**

Laid to block paving for parking for two cars.

#### **REAR GARDEN**

Enclosed by timber fencing, laid to lawn with path to rear, patio seating area, with a westerly aspect, timber garden shed.

#### **DIRECTIONS**

From Great Malvern proceed along Belle Vue Terrace and onto the Wells Road. Bear right onto the Wyche Road in the direction of Colwall. Go over the hills through the Wyche Cutting and proceed into the village of Colwall. The village store is the first shop you come to on the left and Primeswell Close is the immediate turn left after.

#### **SHARED OWNERSHIP**

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 125 year

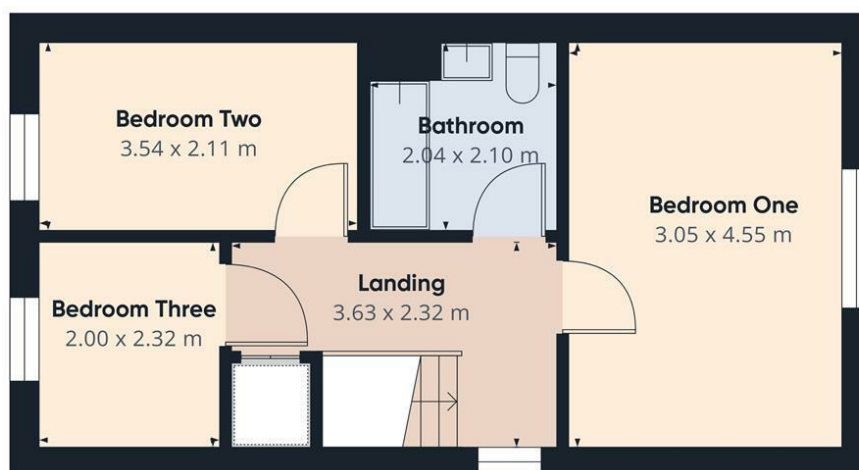


lease from 2016. The home owner owns 40% of the property and 60% is owned by Platform Housing Association. The current monthly rental payment to Platform Housing is £477.91. (covering buildings insurance, Reserve fund, management fee, management/admin and audit charge).

Opportunity To Purchase A 40% Share of The Equity.  
Subject To Criteria & Acceptance From Platform Housing)

Please note that the property is subject to a local connection criteria with Platform Housing. The buyer must have a local connection to Colwall or surrounding parishes of Eastnor and Dorrington, Wellington Heath, Cradley, Bosbury, Coddington and Ledbury Town for a period of 20 working days.





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Approximate total area<sup>(1)</sup>  
75.2 m<sup>2</sup>

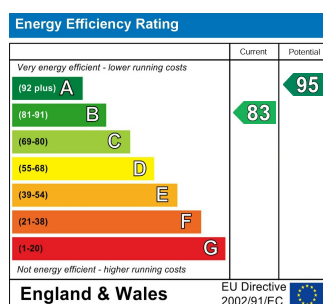
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## EPC

## Material Information Report



**TENURE:** We understand the property to be Leasehold with a 125 year lease from 2016. This point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Herefordshire District Council; at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current B83 :Potential: A95

**SCHOOLS INFORMATION:** Local Education Authority: Herefordshire LA: 01432 260927

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