



Japonica House Bransford Road, Rushwick, WR2 5TD

£535,000

An immaculate and very well proportioned family home, one of just four individual homes built in 2018 on the outskirts of the village of Rushwick. The property comprises; entrance hall, 20' living room with doors onto the garden and a fireplace, separate dining/family room, fitted breakfast kitchen with appliances, separate utility and cloakroom. To the first floor are four bedrooms, master en suite and a family bathroom. Further benefits include; double glazing, Worcester Bosch gas condensing boiler, double garage and driveway with EV charger, private and landscaped gardens. Viewing a must to appreciate the high specification, generous proportions and location on offer.



Japonica House, Bransford Road, Rushwick, WR2 5TD

ENTRANCE HALL

Accessed via front facing part glazed composite door, tiled floor, stairs to first floor. Doors to:

CLOAKROOM

Low level WC, wall mounted wash hand basin with mixer tap, radiator, extractor fan, porcelain tiled floor.

SITTING ROOM 20'5" (max) x 11'3" (6.24m (max) x 3.44m)

Front and side facing double glazed windows, rear facing French doors to garden, radiator, recessed fireplace with gas wood burner effect fire, television points.

DINING ROOM 13'1" x 9'1" (4.00m x 2.77m)

Front and side facing double glazed windows, radiator.

BREAKFAST KITCHEN 17'3" x 11'2" (5.27m x 3.41m)

Rear facing patio doors, fitted kitchen comprising of a range of wall and floor mounted kitchen units under a worksurface, one and a half bowl sink with mixer tap and drainer, integrated Neff electric double oven and Neff five ring gas hob with extractor hood over, built in dishwasher, space for fridge freezer, island with storage below and breakfast bar, radiator, porcelain tiled flooring, door to:

UTILITY ROOM 5'8" x 6'5" (1.75m x 1.98m)

Rear facing part double glazed door, range of wall and base mounted units, built in washing machine, understairs storage cupboard, porcelain tiled floor.

FIRST FLOOR - LANDING

Wooden spindle banister, airing cupboard housing hot water system, access to loft space, doors to:

BEDROOM ONE 11'3" x 9'4" (3.45m x 2.86m)

Rear facing uPVC double glazed window, built in wardrobes with sliding doors, radiator, door to en-suite.

EN-SUITE 5'8" x 6'1" (1.75m x 1.86m)

Rear facing obscure double glazed window, tiled shower cubicle with "Hansgrohe" shower, low level WC, wash hand basin with mixer tap and storage below, heated towel rail, extractor fan, tiled flooring.

BEDROOM TWO 11'1" x 9'1" (3.39m x 2.77m)

Front facing double glazed window, built in wardrobes with sliding doors, radiator.

BEDROOM THREE 8'7" x 9'9" (2.62m x 2.98m)

Rear facing double glazed window, built in wardrobes with sliding doors, radiator.

BEDROOM FOUR 8'2" x 8'6" (2.51m x 2.60m)

Front facing double glazed window, radiator.

FAMILY BATHROOM 7'7" x 5'7" (2.32m x 1.72m)

Side facing obscure double glazed window, panelled bath with mixer tap and "Hansgrohe" shower over, low level WC, vanity unit with wash hand basin inset, heated towel rail, extractor fan, tiled flooring.



GARAGE 17'8" x 17'9" (5.40m x 5.42m)

Twin front facing electric roller doors with remote control, light points, power points, obscure glass double glazed door to rear garden.

GARDEN

To the front of the property is a gravel driveway providing parking for two cars to the fore of the garage, a natural stone paved path leads from the driveway to the front door past the lawned garden and continuing to gated access to the rear. The rear garden is mostly laid to lawn with shrubs to the rear and side boundaries and natural stone patio area accessed from the living room and dining room. Outside tap and path to the garage.

DIRECTIONS

From the Malvern proceed in the direction of Leigh Sinton. On reaching the T-junction in the village turn right in the direction of Bransford. At the traffic island next to the Bank House Hotel take the second exit towards Worcester. Continue along this road for approximately one mile turning right at the signpost for Rushwick and Roots Farm Shop, after approximately 200 yards, the property will be found on the left hand side. To arrange a viewing or with any queries please call the office on 01684 561411 or email malvern@allan-morris.co.uk

LOCATION

Rushwick is located just outside of the vibrant city of Worcester and close to the beautiful town of Malvern and its stunning Malvern Hills. The village has a popular primary school, village pub and Roots farm shop.

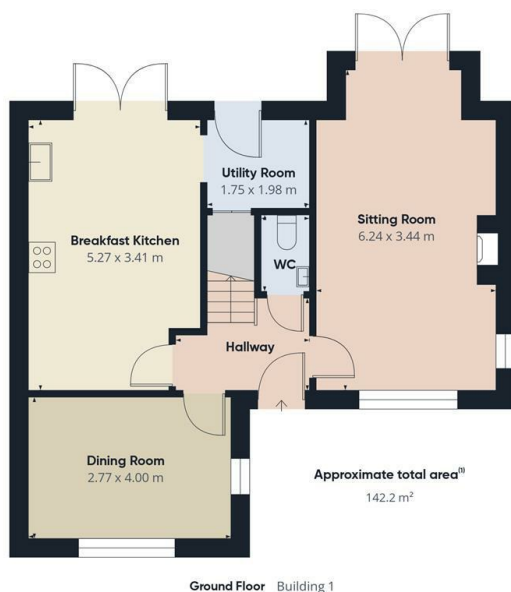
Nearby Malvern is an exceptionally popular location offering a wide range of local amenities from supermarkets, restaurants, cafes, well regarded schools (both Private and State), the famous Malvern theatre and of course the superb walking over the hills and surrounding countryside. Malvern offers the best of both worlds with its rural surrounds and excellent transport links to the motorway, as well as direct trains to Birmingham and London.

The City of Worcester has a vast array of high street shops, restaurants and public houses. The Worcester bypass provides swift access to Junction 7 of the M5 Motorway providing good links to M42, M40 and M4. Regular trains also run from the Worcester Stations direct to Birmingham, London and the South West.

ASKING PRICE

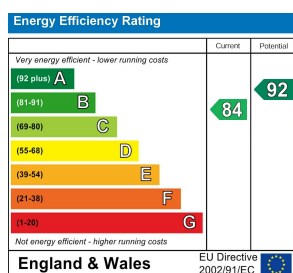
£535,000





EPC

Material Information Report



TENURE: We understand the property will be Freehold but 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.

SERVICES: Mains electricity, gas, 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: Malvern Hills District Council Band F

ENERGY PERFORMANCE RATINGS: Current: B84 Potential: A92

SCHOOLS INFORMATION: Local Education Authority:

Worcestershire LA: 01905 822700

- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn