



**A WELL PRESENTED DETACHED HOUSE CONVENIENTLY SITUATED IN THE CENTRE OF THE SOUGHT AFTER VILLAGE OF COLWALL ENJOYING VIEWS TOWARDS THE MALVERN HILLS WITH FOUR BEDROOMS, ENSUITE SHOWER ROOM, CLOAKROOM WITH WC, TWO RECEPTION ROOMS, ENCLOSED PRIVATE GARDEN, INTEGRAL GARAGE AND DRIVEWAY PARKING. EPC C.**

**VIEWING ESSENTIAL**

**NO ONWARD CHAIN**

## 17 Oak Drive - Guide Price £495,000

Colwall, Malvern, WR13 6RA



# 17 Oak Drive

## Location & Description

17 Oak Drive is conveniently situated close to the centre of the village, with views towards the Malvern Hills.

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

## Property Description

17 Oak Drive is a spacious modern four bedroom detached house conveniently situated close to the centre of the village and within walking distance of the village store and railway station.

The property is well presented throughout and benefits from gas central heating and double glazing with accommodation comprising to the ground floor an entrance hall with access to the garage, cloakroom with WC, kitchen/breakfast room with utility area off with external door, light and airy sitting room and dining room with windows and French door to the garden. To the first floor is the master bedroom with en-suite shower room, three further bedrooms and bathroom.

Outside the property has lawned gardens to both front and rear with views towards the Malvern Hills. A tarmac driveway provides off-road parking and gives access to the integral garage.

The agent recommends an early inspection to appreciate the location, space and potential this property has to offer.

## ACCOMMODATION

### Covered Porch

With outside light.

### Entrance Hall

Wooden entrance door with glazed side panel. Staircase leading off to the first floor. Large built-in cloaks cupboard. Radiator. Telephone point. Door giving access to the garage.

### Cloakroom

With low level WC and wash hand basin. Radiator. Window to side.

### Kitchen/Breakfast Room 4.06m (13ft 1in) x 3.18m (10ft 3in)

Fitted with a range of contemporary wooden wall and base units with ceramic sink unit, work surfaces over and tiled splashbacks. Electric oven with gas 4 burner hob over with extractor fan. Integrated fridge freezer. Window with front aspect and part glazed external door to the side.





### Utility Area

With stainless steel sink unit with plumbing for washing machine. Part glazed external door. Door to:

### Sitting Room 5.16m (16ft 8in) x 3.75m (12ft 1in)

With glazed door from the entrance hall. Feature fireplace with raised tiled hearth and brick surround housing a gas fire. Double glazed picture windows overlooking the rear garden with access from the French doors onto the garden. Further window to the side. Open to:

### Dining Room 3.75m (12ft 1in) x 3.04m (9ft 10in)

With windows overlooking the garden. Radiator.

### First Floor Landing

With window to side. Airing cupboard with shelving. Access to roof space.

### Master Bedroom 4.39m (14ft 2in) x 3.49m (11ft 3in)

Fitted with a range of built-in wardrobes. Window enjoying an aspect to the rear of the property with views towards the Malvern Hills. Radiator. Door to:

### En-Suite Shower Room

Suite comprising low level WC. Vanity unit with wash hand basin and cupboard below. Shower cubicle with tile surrounds. Radiator. Window to side.

### Bedroom 2 4.44m (14ft 4in) x 3.44m (11ft 1in)

Fitted with a range of built-in wardrobes. Window enjoying an outlook to the rear. Radiator.

### Bedroom 3 3.77m (12ft 2in) x 2.97m (9ft 7in)

Window to front with window to front enjoying views towards the Malvern Hills. Radiator.

### Bedroom 4 3.69m (11ft 11in) x 2.97m (9ft 7in)

With fitted cupboards. Radiator. Window to front.

### Bathroom

Suite comprising low level WC, wash hand basin and panelled bath. Wall tiling. Mirror with light and shaver point. Tile effect flooring. Window to side.

### Outside

The property is set behind an area of lawned front garden with ornamental trees and shrubs. A tarmac driveway gives access to the integral **GARAGE** 17'10" x 8'10" with up and over door and wall mounted gas central heating boiler. Pedestrian access to the side of the property leads to the private, enclosed rear garden, laid to lawn with flower and shrub borders. A paved seating area with access from the sitting room is a lovely place to sit and enjoys views towards the Malvern Hills.

## Directions

From the agent's Colwall office, turn left onto Walwyn Road in the direction of Malvern. After a short distance take the first turning on the left into Oak Drive, number 17 is the second property on the right hand side.



## Services

We have been advised that mains services 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 Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

## Council Tax

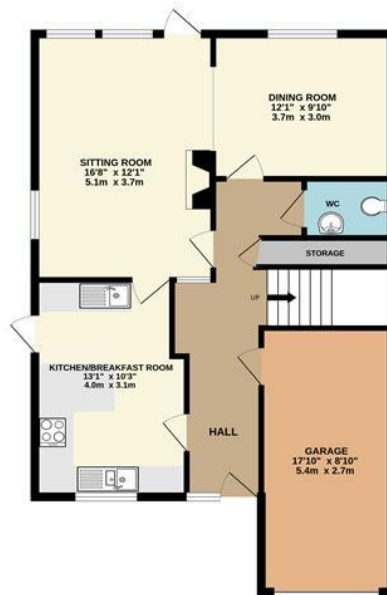
COUNCIL TAX BAND "F"

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

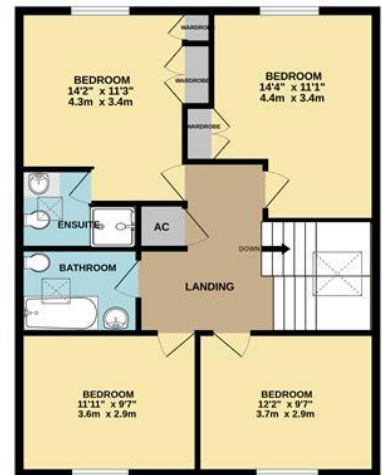
## EPC

The EPC rating for this property is C (72).

GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 1560 sq.ft. (144.9 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 as to their operability or efficiency can be given.  
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### 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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