

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**SITUATED IN THE FAVOURED VILLAGE OF COLWALL AN ATTRACTIVE MODERN SEMI-DETACHED HOUSE LOCATED IN A MUCH SOUGHT AFTER CUL DE SAC CLOSE TO THE VILLAGE CENTRE OFFERING WELL APPOINTED ACCOMMODATION COMPRISING CLOAKROOM, BREAKFAST KITCHEN, LIVING/DINING ROOM, TWO BEDROOMS (ONE EN-SUITE) A DELIGHTFUL LANDSCAPED GARDEN ENJOYING A WONDERFUL WOODED BACKDROP AND TWO PARKING SPACES. EPC "C"**

## 12 Covent Gardens – Offers In Excess Of £325,000

Colwall, Malvern, Herefordshire, WR13 6FA





# 12 Covent Gardens

## Location & Description

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

An attractive modern two bedroomed semi-detached house forming part of the select and much sought after Covent Gardens development in the centre of the favoured village of Colwall.

The property was built in 2012 by Banner Homes and offers beautifully presented accommodation which has been appointed to high standards throughout and benefits from gas central heating and double glazing.

It is arranged on the ground floor with a canopy porch, reception hall, cloakroom with WC, fitted kitchen with appliances and an attractive living/dining room. On the first floor the landing gives access to a master bedroom with an ensuite shower room, a further double bedroom and a well appointed family bathroom.

There is a small area of garden to the front of the property with an enclosed and private garden to the rear enjoying a wooded backdrop. The property benefits from two parking spaces to the front.

The agent highly recommends an early inspection to appreciate this lovely property and its convenient location within the village.

## ACCOMMODATION

### Canopy Porch

With outside light, obscure glass double glazed front door to:

### Entrance Hall

With wood effect flooring. Two pendant light fittings. Built-in cloaks cupboard with light, hanging rail and shelf. Radiator. Stairs to first floor with useful lit understairs storage cupboard. Doors to:

### Cloakroom

With front aspect double glazed window. WC and wash hand basin. Wood effect flooring. Radiator.

### Breakfast Kitchen 5.06m (16ft 4in) x 2.22m (7ft 2in)

Fitted with a range of contemporary gloss units comprising pan drawers, wall and base cupboards. Cupboard housing gas central heating boiler. Wood effect work surfaces. Ceramic sink unit with mixer tap with fitted cupboard and wine rack over with inset lighting. Integrated appliances to include new electric oven, gas hob with extractor over, fridge/freezer, dishwasher and wash dryer. Front aspect double glazed window. Tiled flooring. Radiator.







#### **Living/ Dining Room 4.44m (14ft 4in) x 3.51m (11ft 4in)**

With rear aspect double glazed doors and matching windows opening to the garden patio. Carpet. Pendant light fittings. TV and telephone points. Two radiators.

#### **First Floor Landing**

With pendant light fitting. Carpet. Doors to:

#### **Bedroom 1 3.54m (11ft 5in) x 3.23m (10ft 5in)**

With rear aspect double glazed window overlooking the garden. Built-in double wardrobe. Radiator. Carpet. Pendant light fitting. TV point. Door to:

#### **En-Suite Shower Room**

Fitted with a white suite comprising walk-in shower cubicle with mains fed shower, WC and wash hand basin. Tiled surrounds. Wood effect flooring. Ladder radiator. Built-in music speaker. Extractor fan.

#### **Bedroom 2 4.39m (14ft 2in) x 2.84m (9ft 2in)**

With front aspect double glazed window. Built-in wardrobe. Airing cupboard with hot water tank and shelving. Carpet. Pendant light fitting. Radiator. Access to loft space.

#### **Bathroom**

Fitted with a white suite comprising panelled bath with mixer tap and shower attachment, WC and wash hand basin. Tiled surrounds. Wood effect flooring. Ladder radiator. Pendant light fitting. Extractor fan.

#### **Outside**

To the front of the property is a block paved parking area for two cars.

A pathway leads to the front door with low maintenance shrub and flowerbeds to the side.

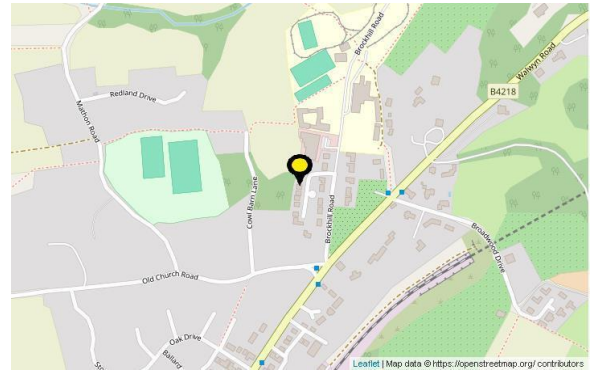
A gated side entrance leads to the westerly facing rear garden. The private garden enjoys a wooded backdrop and is attractively designed with a paved seating area, generous flower beds planted with a lovely selection of seasonal flowers and mature shrubs and a pathway giving access to a wooden garden shed.

There is outside lighting and a cold water tap.



## Directions

From the Colwall office turn left and proceed up Walwyn Road. Take the second turning on the left by the small area of green, immediately turn right and then immediately left into Brockhill Road (sign posted The Downs School). Turn left into Covent Gardens, continue to the junction where the property will be located straight ahead.



## 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)

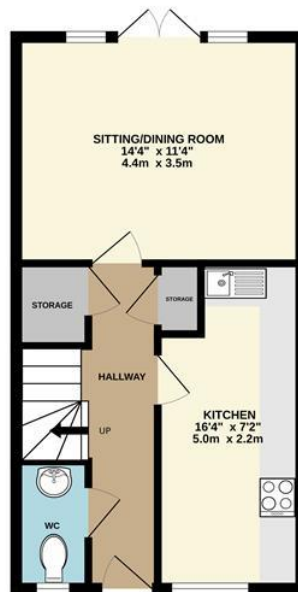
## Council Tax

COUNCIL TAX BAND "C"

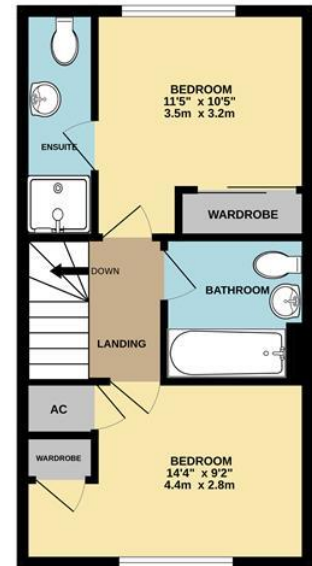
## EPC

The EPC rating for this property is C (76).

GROUND FLOOR  
394 sq. ft. (36.6 sq. m.) approx.



1ST FLOOR  
392 sq. ft. (36.5 sq. m.) approx.



TOTAL FLOOR AREA: 786 sq. ft. (73.0 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.  
Made with Memphis 02/24

### 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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