



**An Opportunity To Purchase A 40% Share Of The Equity**

**(Subject To Criteria And Acceptance From Platform Housing)**

**A Most Attractive And Well Presented Semi-Detached House Situated Within The Sought After Village Of Colwall Offering Two Double Bedrooms, Sitting/Dining Room, Fitted Kitchen, Cloakroom, Family Bathroom, Good Sized Private Garden And Driveway Parking. EPC B.**

## Fixed Price - £110,000

14E Brookmill Close, Colwall, Malvern, Herefordshire, WR13 6HY



# 14E Brookmill Close

## 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

14E Brookmill Close is an attractive two bedroom semi-detached house forming part of a small development within the popular village of Colwall.

The property was constructed in 2017 and benefits from gas fired central heating and double glazing throughout. The property carries the remainder of a 10 year NHBC Buildmark warranty, along with an excellent energy performance rating B. The well presented accommodation comprises a covered porch, entrance hall with stairs to the first floor landing, sitting/dining room with door opening onto the garden, well appointed kitchen and cloakroom with WC. To the first floor are two double bedrooms and a family bathroom.

Outside the property benefits from driveway parking for two vehicles and a good sized enclosed rear garden with wooded backdrop. (the garden backs onto the railway embankment.)

## ACCOMMODATION

### Covered Porch

With outside light.

### Entrance Hall

With UPVC double glazed front door. Wood effect flooring. Radiator. Pendant ceiling light. Stairs to first floor. Doors to:

### Cloakroom

With wood effect flooring. Fitted storage cupboard. WC and wash hand basin with mirror over. Central light fitting. Radiator. Extractor fan.

### Kitchen 3.25m (10ft 6in) x 2.68m (8ft 8in)

Well fitted with a range of contemporary units comprising wall mounted cupboards and base units with drawers. Tall storage cupboard. Stainless steel sink unit. Integrated electric oven with gas hob over. Chimney style extractor hood. Plumbing for washing machine. Space for fridge freezer. Wood effect flooring. Inset ceiling downlights. Double glazed window to front.

### Sitting/Dining Room 4.80m (15ft 6in) x 3.49m (11ft 3in)

With double glazed window and door to rear opening onto the garden. TV point. Radiator. Wood effect flooring. Pendant light fitting.

### First Floor Landing

With pendant light fitting. Carpet. Airing cupboard housing Worcester Bosch gas central heating boiler. Doors to:





**Bedroom 1 4.80m (15ft 6in) x 3.51m (11ft 4in)**

With two double glazed windows to rear overlooking the garden. Radiator. Carpet. Two pendant light fittings.

**Bedroom 2 4.49m (14ft 6in) x 2.58m (8ft 4in)**

With double glazed window to front. Radiator. Carpet. Pendant light fitting.

**Bathroom**

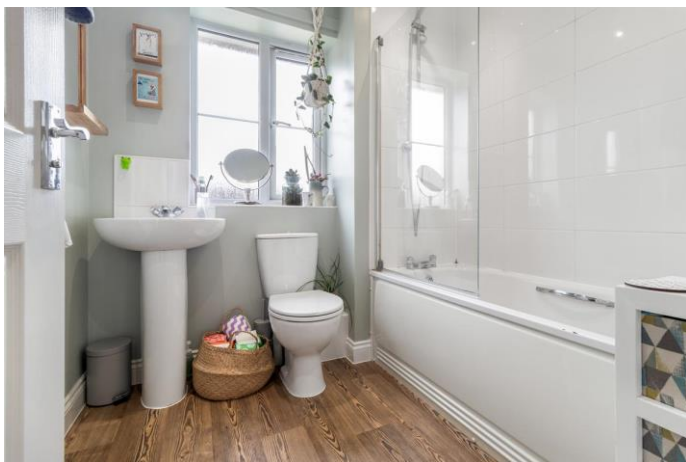
Comprising a white suite to include low level WC, wash hand basin, panelled bath with shower over and glazed shower screen, tiled surrounds. Tall ladder radiator. Wood effect flooring. Extractor fan. Inset ceiling downlights. Double glazed window to front with obscured glass.

**Outside**

To the front of the property is driveway parking for two vehicles and a front garden laid to lawn. A gate to the side of the property gives access to the good sized enclosed rear garden with wooded backdrop, laid mainly to lawn with a paved seating area and attractive flower borders. There is a useful outside tap along with outside lights. Two garden sheds are included in sale. The garden backs onto the railway embankment.

**Agents Note**

Please note that the property is subject to a local connection criteria with Platform Housing. Please contact the Agent for further details.



## Directions

From the Agent's Colwall office turn right and proceed down Walwyn Road in the direction of Ledbury. Turn left into Brookmill Close, continue to the end of the road and bear right, the property will be found after a short distance on the left 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 verification) that the property is Leasehold. The property is held on a 125 year lease from 2017. The current monthly rental payment to Platform Housing is £359.75 incorporating a monthly Service charge covering buildings insurance, Reserve fund, management fee, management/ admin and audit charge.

## 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

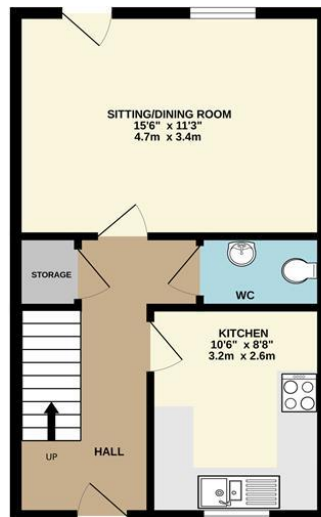
COUNCIL TAX BAND "C"

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

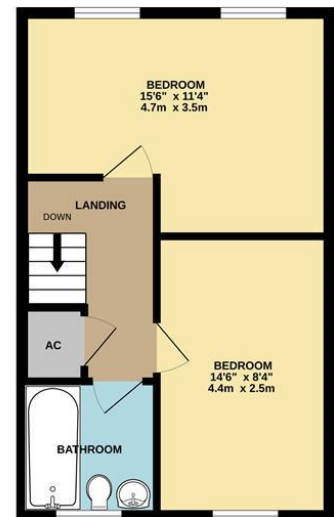
## EPC

The EPC rating for this property is B (83).

GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 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 Homestyler 11/2024

### 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.



**Ledbury Office**  
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