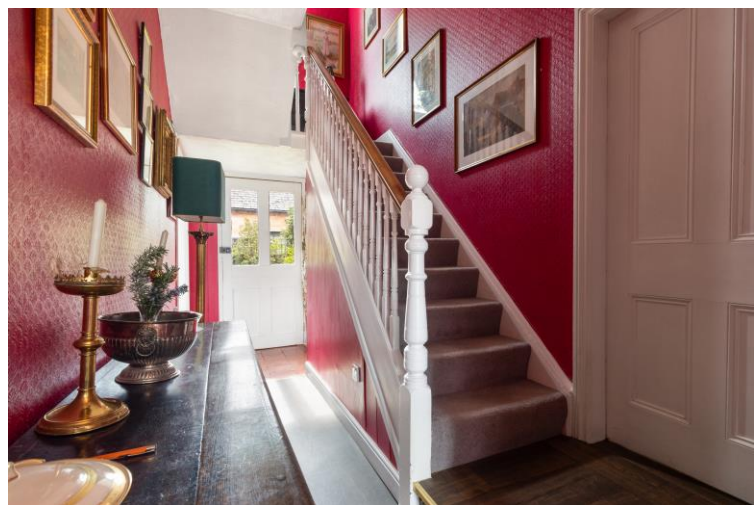


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SITUATED IN THE HEART OF THE VILLAGE A MOST ATTRACTIVE SEMI DETACHED CHARACTER PROPERTY OFFERING FLEXIBLE ACCOMMODATION OVER THREE FLOORS WITH A COURTYARD REAR GARDEN AND OFF ROAD PARKING.

EPC E

2 Brighton Villas – Guide Price £535,000

Walwyn Road, , Colwall, WR13 6QG

5 2 1



2 Brighton Villas

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

2 Brighton Villas is a most attractive character property situated in the heart of Colwall village and within walking distance of the railway station and local amenities.

The property has retained some delightful original features to include exposed floorboards, sash windows and cast iron fireplaces.

Set back from the road with an attractive walled garden, the flexible accommodation is laid out over three floors and briefly comprises two reception rooms, hobby/ study, kitchen with separate utility room, cloakroom, five bedrooms, family bathroom and a useful cellar.

To the rear of the property is a low maintenance courtyard garden which is accessed from the reception hall along with gated side access via a pedestrian right of way. Off road parking is provided immediately to the front of the property.

The property may suit a buyer who wishes to run a business from home, during the mid 1990's part of the property was used as the local newsagents.

The Accommodation with approximate dimensions is as follows:

Reception Hall

Part glazed wooden entrance door with fan light. Wood effect flooring with fitted matwell. Radiator. Stairs to first floor landing and step down to kitchen.

Cloak Room

With WC and wash hand basin. Wall mounted central heating boiler. Useful shelving. Sash window to side. Wood effect flooring.

Cellar 4.18m (13ft 6in) x 3.59m (11ft 7in)

Accessed from the reception hall. Light & power.

Dining Room 4.00m (12ft 11in) x 3.69m (11ft 11in)

With attractive quarry tiled floor. Recessed fitted cupboards and shelving. Double glazed window to rear courtyard. Radiator. Open to:

Living Room 4.28m (13ft 10in) x 3.69m (11ft 11in)

With original sash window to front. Window seat. Original exposed floorboards. Attractive fireplace with open fire. Recessed fitted cupboards and shelving. Radiator.

Hobby Room / Study 4.52m (14ft 7in) maximum x 2.58m (8ft 4in)

Archway from the dining room. Wood effect flooring. Two windows overlooking the courtyard. Radiator.

Kitchen 4.08m (13ft 2in) x 3.72m (12ft)

Step down from hallway. Large double glazed picture window to front and sash window to side. Fitted with base cupboards with open shelving and full height wall shelving. Concealed Belfast style sink unit with mixer tap and beech work surfaces over. Space for range style cooker. Plumbing for dishwasher. Radiator.





Utility Room 2.84m (9ft 2in) x 2.73m (8ft 10in) maximum

Sash window to side. Exposed floorboards. Belfast sink with work surface over. Plumbing for washing machine. Fitted open storage with shelving. Useful storage cupboard with hanging rail.

First Floor landing

Double glazed window to rear. Stairs to half landing with radiator.

Bedroom 1 4.31m (13ft 11in) x 3.13m (10ft 1in)

With original sash bay window to front. Attractive fireplace with cast iron surround. Original exposed floorboards. Two fitted wardrobes. Radiator. Telephone point.

Bedroom 2 3.97m (12ft 10in) x 3.28m (10ft 7in)

Double glazed window to rear with views towards the Malvern Hills. Original exposed floorboards. Fitted cupboard. Radiator.

Bedroom 3 /Snug 4.85m (15ft 8in) x 4.08m (13ft 2in)

Currently used as a snug/sitting room. Original bay sash window to front and further window to side. Original exposed floorboards. Fireplace. Two radiators. Telephone point.

Bathroom 4.47m (14ft 5in) x 2.63m (8ft 6in)

White suite comprising WC, wash hand basin, panelled bath with mixer tap, separate shower cubicle with glazed sliding doors, towel radiator. Tile effect flooring. Double glazed window to rear.

Second Floor Landing

With window to rear and views towards the Malvern Hills. Access to attic space, partially boarded with water tank. Step up to:

Bedroom 4 3.69m (11ft 11in) x 2.68m (8ft 8in)

Reduced head height. Window to rear. Exposed floorboards. Electric heater.

Bedroom 5 3.69m (11ft 11in) x 3.38m (10ft 11in)

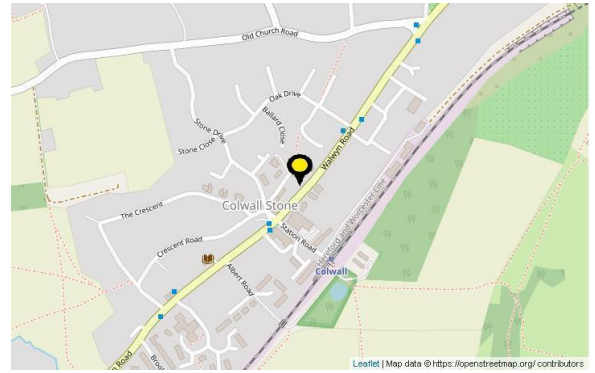
Window to front. Exposed floorboards. Electric heater. Telephone point.

Outside

The property has an attractive low maintenance courtyard garden to the rear laid to lawn, accessed off the reception hall. In addition there is gated side access from the neighbours driveway with a formal pedestrian right of way granted. There is a useful outside tap and garden shed. The attractive front garden is gravelled and planted with a selection of mature shrubs and seasonal flowers. The property benefits from off road parking to the front.

Directions

From the Agent's Colwall office turn left onto Walwyn Road and after a short distance the property will be found 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 infer 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 formerly 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 "E"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E (51).



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 leasees 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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