



AN ATTRACTIVE TWO BEDROOMED MODERN END OF TERRACE HOUSE ENJOYING A PRIVATE CUL-DE-SAC SETTING IN THE HEART OF THE HIGHLY REGARDED AND WELL SERVED VILLAGE OF COLWALL WITH PLANNING PERMISSION GRANTED FOR A SIDE AND REAR EXTENSION AND OFF ROAD PARKING FOR 2/3 CARS.

EPC C. NO CHAIN.

1 Stone Court – Guide Price £269,950

Colwall, Malvern, Herefordshire, WR13 6AZ

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1 Stone Court

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

1 Stone Court is a well-proportioned end of terrace house enjoying a prime and private cul-de-sac setting in the heart of the well served village of Colwall.

The accommodation is arranged on the ground floor with an entrance porch, living room, modern fitted kitchen and a shower room. On the first floor there are two bedrooms and a bathroom. There is side access to rear garden which enjoys a private patio, lawn and off-road parking for two/three cars.

No.1 further benefits planning permission being granted for a first floor side and rear extension to provide the property with a new master bedroom with en-suite shower room. Full details can be found on the Herefordshire planning portal using the following reference P223560/FH.

The accommodation with approximate dimensions is as follows:

Entrance Hall

Double glazed window to the front, carpet, pendant light fitting and door to:

Living Room 5.01m (16ft 2in) x 3.61m (11ft 8in) max into recess

Carpet, side and front double glazed window, two radiators, ceiling light fitting, stairs to the first floor and door to:

Kitchen 3.59m (11ft 7in) x 2.40m (7ft 9in)

Lino flooring, base and eye level units with work surface over, stainless steel sink with drainer and tiled splash back, double glazed window to rear, electric OVEN, four ring gas HOB with extractor over, space for washing machine, wall mounted Worcester Boiler, radiator, space for dining table, ceiling light fitting and door to:

Inner Hall

Lino flooring, UPVC door to garden, ceiling light fitting, loft access and door to:





Shower Room

Lino flooring, obscured double glazed window, ceiling light fitting, extractor fan, radiator, low level WC, wash hand basin, shower cubicle with mains powered shower.

Landing

Carpet, pendant light fitting, loft access, doors to all rooms.

Bedroom 1 3.61m (11ft 8in) x 2.97m (9ft 7in)

Carpet, double glazed window to rear, radiator and pendant light fitting.

Bedroom 2 2.56m (8ft 3in) x 2.45m (7ft 11in) wardrobe

Carpet, radiator, ceiling light fitting, double glazed window to front, built in wardrobes with airing cupboard with hot water cylinder.

Bathroom

Lino flooring, obscured double glazed window, low level WC, wash hand basin, P-shaped bath with mains powered shower over, spot lights and extractor fan.

Garden

Front garden

To the front of the property there is a lawn area with a path leading from the parking area to the front door. To the side of the property there is parking for three cars and access to the rear garden.

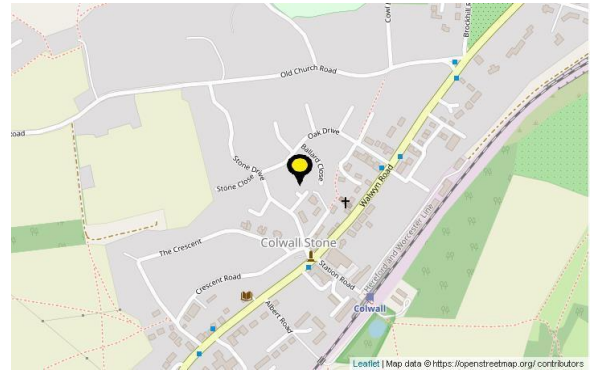
Rear Garden

Patio area with steps leading to a terraced garden with lawn and seating area with space to enjoy a BBQ or evening tipple.



Directions

From the Agents Colwall office turn right and immediately right into Stone Close. Proceed for a short while and turn right again into Stone Court where the property can be found directly in front of you.



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 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 "C"

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 C.



TOTAL FLOOR AREA: 664 sq ft (59.9 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, 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 SketchUp 15.0.23



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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 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.

