



**An Individual Detached Chalet Style Bungalow Situated In A Much Sought After Cul De Sac Location Close To The Centre Of Colwall Village Enjoying Fine Open Views Across Adjoining Meadows And Offering Spacious And Flexible Three Bedroomed Accommodation With Attached Double Garage , Driveway Parking And Large Garden Extending To Approximately 0.5 Acre. EPC E.**

**NO ONWARD CHAIN**

## Foot Hills - £675,000 Guide Price

Redland Drive, Colwall, Malvern, Herefordshire, WR13 6ES



# Foot Hills

## 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

Foot Hills is an individual detached chalet style bungalow located in one of Colwall's prime residential areas with a large garden extending to approximately 0.5 acre and enjoying delightful views across adjoining meadows.

Understood to have been built in the early 1960's, the property offers spacious and flexible three bedroomed accommodation with warm air gas central heating and double glazing.

The property would benefit from a scheme of updating. On the ground floor is a light and spacious reception hall with open staircase, double doors open into the spacious sitting room with picture windows overlooking the garden with further doors leading to the living room / bedroom three, fitted kitchen with garden view, dining room and shower room.

To the first floor are two double bedrooms with eaves storage and a family bathroom.

The property is set in a large mature garden approximately 0.5 acre and enjoys an open aspect across meadows to the rear. The garden is a true delight with a sweeping lawn, large well stocked borders and a selection of mature trees. In addition there is a useful brick built outbuilding. The property benefits from an attached double garage with ample driveway parking. The property is available with no onward chain and the agent strongly recommends an early inspection.

## ACCOMMODATION

### Entrance Hall

With part glazed front door with glazed side panel. Open staircase to first floor landing. Door to cloaks cupboard.

### Sitting Room 8.37m (27ft) x 5.21m (16ft 10in)

A spacious room with picture windows overlooking the garden and meadows beyond. French doors leading to the garden. TV point. Feature brick built fireplace. Glazed double doors leading to the living room/ bedroom 3.

### Kitchen 4.99m (16ft 1in) x 3.56m (11ft 6in)

With double glazed windows to side and rear with garden views. Fitted with a range of wall and base cupboards with work surface over. Stainless steel sink unit with tiled splash back. Ceramic hob and double oven. Plumbing and space for washing machine and dish washer. Space for fridge freezer.

### Dining Room 3.56m (11ft 6in) x 3.56m (11ft 6in)

With double glazed window to side. TV point.

### Shower Room 2.30m (7ft 5in) x 2.14m (6ft 11in)





With coloured suite comprising WC, wash hand basin, walk in shower cubicle with tiled surrounds. Window to front.

**Living Room/ Bed 3 3.54m (11ft 5in) x 3.33m (10ft 9in)**

With glazed doors. Windows to front and side.

**Landing**

Light and airy with large picture window to front.

**Bedroom 1 4.90m (15ft 10in) maximum x 5.19m (16ft 9in)**

Dual aspect with windows to front and side. Fitted wardrobes. Telephone point. Eaves storage.

**Bedroom 2 3.56m (11ft 6in) x 3.25m (10ft 6in) maximum**

Window to side. Fitted cupboards. Eaves storage. Access to roof space.

**Bathroom 2.30m (7ft 5in) x 2.76m (8ft 11in)**

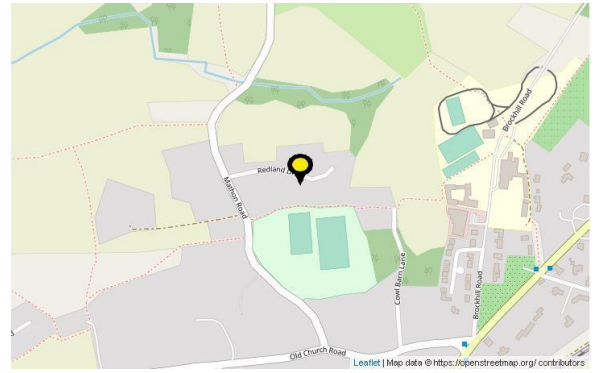
With coloured suite comprising WC, wash hand basin, panelled bath. Shaver point. Cupboard with shelving.

**Outside**

The property is approached by a gravelled driveway providing parking for several vehicles which leads to a double garage 17'3"x18' with light, power and electric roller doors. There is a covered walkway leading from the front door to a personal door to the side of the garage. The garden wraps around the property, laid mainly to lawn with deep borders planted with an abundance of seasonal flowers, shrubs and mature trees. The garden enjoys views across meadows to the rear. There is a useful brick built outbuilding and adjacent open store.

## Directions

From the agent's Colwall office turn left and proceed up the hill for a short distance and then turn left into Old Church Road. Take the second turning right into Mathon Road where Redland Drive will be found of the right hand side. Continue into Redland Drive to the end of the cul de sac, the driveway to Foot Hills will be found 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 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)

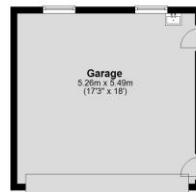
## Council Tax

COUNCIL TAX BAND "G"

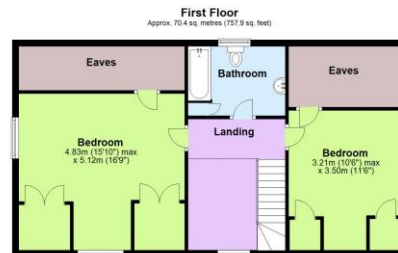
This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E (50).



Ground Floor  
Approx. 104.6 sq. metres (1125.7 sq. feet)



Total area: approx. 175.0 sq. metres (1883.6 sq. feet)

For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. Total area measurements do not include garages or any outbuildings (unless specified). Copyright © EPCnet Ltd. Plan produced using PlanCity.

Foot Hills, Redland Drive, Colwall



**Ledbury Office**  
**01531 634648**

3-7 New Street, HR8 2DX  
ledbury@johngoodwin.co.uk

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