



Situated In The Favoured Village Of Colwall An Attractive Modern Detached House Located In A Much Sought After Cul De Sac Close To The Village Centre Offering Spacious Well Appointed Accommodation With Luxury Breakfast Kitchen, Four Bedrooms (Two Ensuites), Three Reception Rooms, Double Garage And Enclosed Garden Enjoying A Wonderful Wooded Backdrop. EPC B

NO ONWARD CHAIN

Covent Garden- Guide Price £700,000

16 Covent Gardens, Colwall, Malvern, Herefordshire, WR13 6FA

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16 Covent Garden

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

Very conveniently located close to the village centre, 16 Covent Gardens is a most attractive detached family home forming part of a small private cul de sac development built by Banner Homes in 2012. The spacious accommodation has been appointed to a high standard throughout and benefits from double glazing and gas fired central heating. It is arranged on the ground floor with a canopy porch, spacious reception hall, cloakroom with WC, a study, dining room, sitting room, luxury breakfast kitchen with appliances and a utility room.

On the first floor the landing gives access to a master bedroom with an Ensuite shower room, second bedroom with Ensuite shower room, two further bedrooms and a family bathroom.

Outside there is an attached double garage with additional driveway parking and an enclosed garden to the rear with a very pleasant wooded backdrop.

The property is available with no onward chain and the Agent recommends an early inspection.

Canopy Porch

With outside light.

Reception hall

Engineered oak flooring with inset matwell. Built-in cloak cupboard with light, hanging rail and fuse box. Radiator. Downlights. Stairs to first floor. Door leading to:

Cloakroom

Fitted with a white suite comprising WC and wall hung wash hand basin. Part tiled surrounds and tiled floor. Chrome ladder radiator. Ceiling light fitting. Double glazed window to side with obscured glazing.

Study 2.68m (8ft 8in) x 2.09m (6ft 9in)

Engineered oak flooring. Double glazed window to front. Radiator. Ceiling light.

Dining Room 3.80m (12ft 3in) x 3.61m (11ft 8in)

Engineered oak flooring. Double glazed bay window to front. Radiator. Ceiling light.

Sitting Room 5.55m (17ft 11in) x 3.59m (11ft 7in)

With double glazed windows and French doors leading to the garden. Part carpet and wood effect flooring. Two radiators. Ceiling lights. Telephone and TV points.

Breakfast Kitchen 8.03m (25ft 11in) x 4.00m (12ft 11in)

Fitted with a range of contemporary cream gloss units comprising pan drawers, wall and base cupboards with wood effect work surfaces over and upstands. Under counter lighting. Stainless steel one and half bowl sink unit. Integrated appliances to include OVEN, MICROWAVE COMBINATION OVEN, GAS 5 BURNER HOB with EXTRACTOR HOOD, FRIDGE/FREEZER, DISHWASHER. Tiled flooring. Two radiators. Downlights. Double glazed window to side





and French doors leading to the rear giving access to the terrace and garden.

Utility Room 2.58m (8ft 4in) x 1.78m (5ft 9in)

Tiled floor. Radiator. Stainless steel sink unit with cupboard under and wood effect work surfaces over. Plumbing for washing machine and space for tumble dryer. Wall mounted heating controls.

First Floor Landing

Radiator. Two ceiling light fittings. Airing cupboard with pressurized hot water cylinder and slatted shelving.

Master Bedroom 4.39m (14ft 2in) x 3.30m (10ft 8in)

Double glazed box bay window to front. Fitted wardrobes with mirrored sliding doors. Carpet. Radiator. Ceiling light. TV point. Door opening to:

En-Suite Shower Room

Tiled floor. Contemporary modern suite comprising large walk-in shower with raindrop shower and hand held attachment, WC and wash hand basin with tiled splashback. Chrome ladder radiator. Mirrored cabinet. Downlights. Extractor fan.

Guest Bedroom 3.97m (12ft 10in) x 3.41m (11ft)

Double glazed window to rear with pleasant garden views. Fitted cupboard. Radiator. Carpet. Ceiling light. Door opening to:

En-Suite Shower Room

Tiled floor. Contemporary modern suite comprising large walk-in shower, WC and wash hand basin with tiled splashback. Chrome ladder radiator. Mirrored cabinet. Downlights. Extractor fan. Shaverpoint.

Bedroom 3.41m (11ft) x 2.82m (9ft 1in)

Double glazed window to rear with garden views. Carpet. Radiator. Ceiling light. Access to loft space with drop down ladder (partial boarding).

Bedroom 4.39m (14ft 2in) x 2.82m (9ft 1in)

Double glazed box bay window to front. Radiator. Carpet. Fitted cupboard. Ceiling light.

Family Bathroom

Fitted with a contemporary suite comprising panelled bath with mixer tap and shower attachment, WC and wash hand basin. Matching wall and floor tiling. Chrome ladder radiator. Mirrored cabinet. Downlights. Extractor fan. Double glazed window to side with obscured glazing.

Outside

A block paved driveway provides park for several vehicles and provides access to the double garage (described later). The front garden is attractively laid to lawn with hedge borders. A pathway leads to the front and side of the property with gated access to the enclosed rear garden. The garden is laid to lawn with shrub borders and well placed paved seating areas. There is an outside light and tap and the garden enjoys a fine wooded backdrop.

Double Garage

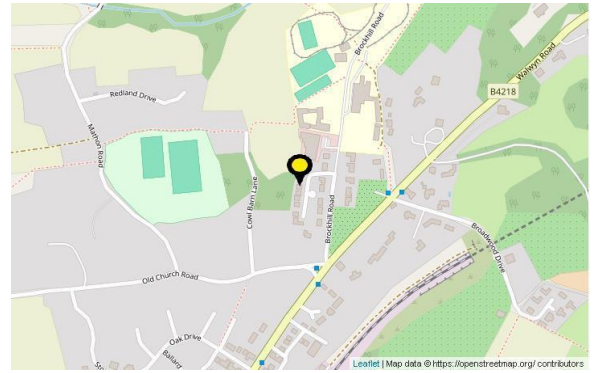
With up and over doors, light, power and personal door to rear. Wall mounted WORCESTER gas central heating boiler installed in 2018.

AGENTS NOTE

The property is situated within the Conservation Area.

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, follow the road around to the left and the property will then be located 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 imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary. Full fibre broadband is connected to the property.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

It should be noted that there is a residents management company which is responsible for the maintenance and upkeep of the communal areas. A service charge is payable which is currently understood to be £57.16 per month.

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

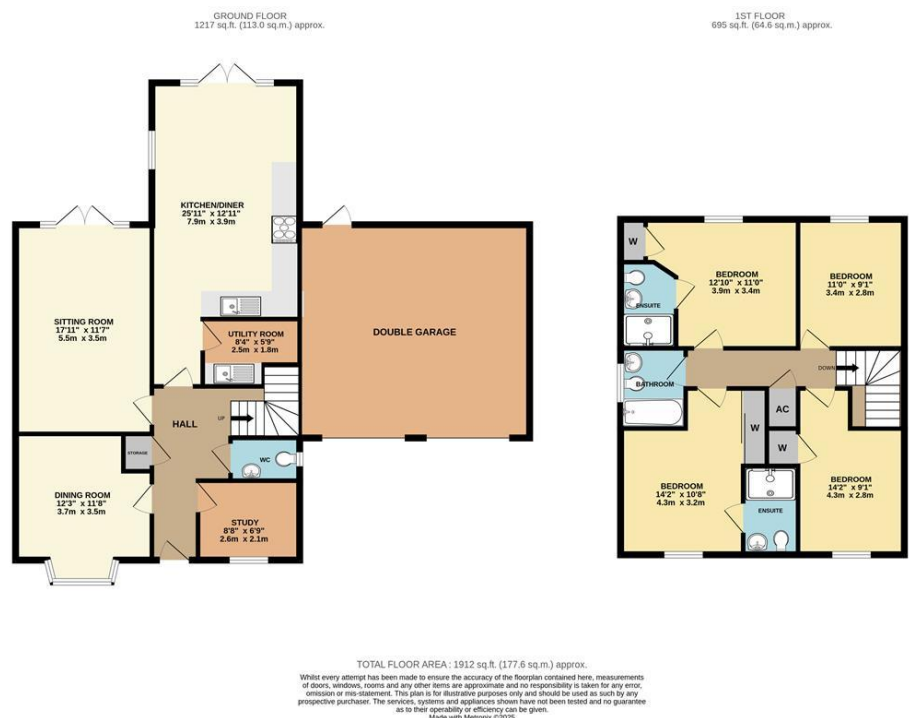
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

Council Tax

COUNCIL TAX BAND "F"

EPC

The EPC rating for this property is B (81).



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