



**AN ATTRACTIVE SEMI DETACHED HOUSE OCCUPYING A SOUGHT AFTER POSITION OVERLOOKING COLWALL GREEN AND ENJOYING FINE VIEWS TOWARDS THE MALVERN HILLS WITH EXTENDED ACCOMMODATION COMPRISING THREE RECEPTION ROOMS, KITCHEN, THREE BEDROOMS (ONE EN SUITE), FAMILY BATHROOM, DRIVEWAY PARKING AND A DELIGHTFUL MATURE GARDEN.**

**NO ONWARD CHAIN. EPC D.**

## 19 Evendine Corner – Offers In Excess Of £470,000

Colwall, Malvern, Herefordshire, WR13 6DX



# 19 Evendine Corner

## 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

Occupying a desirable position overlooking Colwall Green, 19 Evendine Corner is an attractive semi detached house enjoying fine views towards the Malvern Hills and British Camp. The property has been well maintained, offering spacious extended accommodation which benefits from gas fired central heating and double glazing throughout.

The accommodation is arranged on the ground floor with an entrance hall, cloakroom, living room, dining room which opens into a second sitting room and a kitchen. On the first floor there is an impressive master bedroom affording fantastic views and an ensuite shower room. A landing leads to two further bedrooms, one with fitted wardrobes, and a family bathroom.

The property enjoys a delightful established garden with a variety of colourful shrubs and plants. There are areas laid to lawn and a paved seating patio. A gravelled driveway provides generous parking with turning space.

Offered for sale with no onward chain, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

### Entrance Hall

Part opaque glazed entrance door with matching side panels. Ceiling light, radiator. Stairs to first floor. Doors to

### Cloakroom

Side facing opaque glazed window, ceiling light, low level WC, wash hand basin, chrome towel rail, tiled walls.

### Sitting Room 5.68m (18ft 4in) x 4.34m (14ft)

Two front facing windows, wall lights, radiator, TV point. Gas flame effect fire with stone surround and hearth. Fitted shelving and cupboard into recess.

### Dining Room 3.38m (10ft 11in) x 2.84m (9ft 2in)

Ceiling light, radiator. Access to deep understairs storage cupboard. Open to

### Living Room 5.16m (16ft 8in) x 3.25m (10ft 6in)

Forming part of an extension, creating an additional reception room enjoying a wonderful outlook overlooking the garden and Malvern Hills beyond. Ceiling lights, radiator. Door to outside.





### **Kitchen 4.08m (13ft 2in) x 2.97m (9ft 7in)**

Fitted with a range of wall and floor mounted units with work surface over, inset one and a half sink drainer unit and tiled surrounds. Integrated Siemens **OVEN** and **GRILL**, undercounter **FRIDGE** and **FREEZER**, 4 ring gas **HOB** with cooker hood over. Space and plumbing for washing machine and tumble dryer. Side facing window, ceiling lights, plinth heater. Part glazed door to outside.

### **First Floor Landing**

Access to boarded loft space with pull down loft ladder. Door to

### **Bedroom 1 5.32m (17ft 2in) x 4.49m (14ft 6in)**

Fantastic master bedroom flooded with natural light enjoying a delightful outlook towards the Malvern Hills and British Camp. Ceiling lights, range of built in wardrobes and matching chest of drawers, radiator. Door to

### **En Suite Shower Room**

Suite comprising shower enclosure with electric Mira shower, vanity wash hand basin with cupboards below, low level WC. Opaque glazed window, ceiling light, extractor fan, heated towel rail, tiled walls.

### **Inner Landing**

Side facing window, ceiling light, access to second loft space, built in storage cupboard housing gas fired Worcester boiler with slatted shelving, additional storage cupboard. Doors to

### **Bedroom 2 3.38m (10ft 11in) x 3.33m (10ft 9in)**

Front facing window enjoying a pleasant open aspect. Ceiling light, range of fitted wardrobes with cupboards above, radiator.

### **Bedroom 3 2.48m (8ft) x 2.01m (6ft 6in)**

Side facing window, ceiling light, radiator.

### **Family Bathroom**

Suite comprising corner corner with hand held shower attachment and tiled surrounds, vanity wash hand basin with cupboard below, low level WC. Side facing opaque glazed window, ceiling light, radiator.

### **Outside**

19 Evendine Corner is set back from the road and approached by a gravelled driveway providing a generous area of parking with turning area. To the front of the property there is an attractive area of garden with privacy hedging and mature shrub borders.

A gravelled pathway continues to the rear garden, which enjoys fine views towards the Malvern Hills. The garden has been beautifully maintained and comprises a paved seating area, colourful plant borders and a variety of mature shrubs. There is an area of lawn and a further paved patio overlooking a pond. There is a useful **SHED**, **GREENHOUSE**, outside water tap and outside lighting.



## Directions

From the agents Colwall office turn right and proceed down Walwyn Road. Continue over the railway bridge and then turn left just before the Green. Continue along Evendine Corner and the property can 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 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 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 "D"

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 D (59).

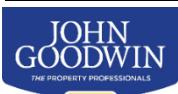


TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items may be approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The survey has not been tested and no guarantee is given as to their operability or efficiency can be given.

## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN

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