

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



OCCUPYING A QUIET CUL DE SAC POSITION THIS WELL PRESENTED END-TERRACE HOUSE BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING AND GARAGE. THE LIVING ACCOMMODATION COMPRISES IN BRIEF; ENTRANCE HALL, LIVING ROOM, FITTED KITCHEN, TWO BEDROOMS, BATHROOM. ENERGY RATING 'C'. NO CHAIN.

Dogwood Close - Guide Price £185,000

21 Dogwood Close, Malvern, Worcestershire, WR14 2WA



21 Dogwood Close

Location & Description

21 Dogwood Close enjoys a quiet cul de sac location in a popular development on the outskirts of Malvern Link. The property is well placed for easy access to local amenities in the bustling shopping precincts of Malvern Link and Barnards Green which offer a range of independent shops, Co-Op supermarkets, restaurants, eateries and take aways as well as community facilities. Close at hand is the Malvern retail park which has a number of high street names including Marks & Spencer, Boots, Next and Morrisons to name but a few.

Transport communications are excellent with a mainline railway station in Malvern Link providing direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester and brings the Midlands, South West and South Wales into an easy commute. A regular bus service runs from the retail park and connects the neighbouring areas.

Educational needs are well catered for at both primary and secondary levels in the private and state sectors.

Property Description

21 Dogwood Close is a modern end-terrace residence in a quiet cul de sac. The property is approached via a single width driveway providing parking for a vehicle and gives access to the en bloc garage. A paved path leads through the gravelled foregarden which benefits from light point and water tap. Set under a pitched tiled roofed storm porch the obscure glazed front door opens to the living accommodation which benefits from gas central heating and double glazing.

The accommodation in more detail comprises

Entrance Hall

Open balustraded staircase rising to first floor with useful recess under. Ceiling light point, radiator, wall mounted thermostat control point, laminate flooring. Doors open through to

Kitchen 3.61m (11ft 8in) x 1.89m (6ft 1in)

Double glazed window to front. Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. Stainless steel sink unit with mixer tap, drainer and cupboard under. Integrated stainless steel four ring gas **HOB** with **EXTRACTOR** over and single **OVEN** under. Space and connection point for washing machine. Tiled splash backs, ceiling light point, wall mounted boiler. Space for full height fridge freezer. Radiator, wall mounted extractor fan.

Living Room 4.03m (13ft) x 3.90m (12ft 7in)

Double glazed double doors overlooking and opening to rear garden. Ceiling light point, radiator. Laminate flooring. Living Flame effect gas fire set into a wooden fire surround with hearth. Useful under stairs storage cupboard.

First Floor

Landing

Window to side, ceiling light point, doors opening through to





Bedroom 1 2.89m (9ft 4in) x 3.92m (12ft 8in)

A good sized double bedroom with double glazed window to rear giving westerly views to the Malvern Hills. Ceiling light point, radiator, wood effect laminate flooring.

Bedroom 2 2.71m (8ft 9in) x 3.90m (12ft 7in) maximum

A further double bedroom with two double glazed windows to front aspect. Ceiling light point, radiator, laminate flooring. Useful airing cupboard with hot water tank and shelving.

Bathroom

Fitted with a white low level WC and pedestal wash basin with mixer tap. Panelled bath with mixer tap and electric Triton shower over. Tiled splash backs, ceiling light point, loft access point, ceiling mounted extractor, radiator.



Rear Garden

A paved patio area extends away from the property leading to lawn. A stepping stone path leads to the wooden SHED and further paved seating area. The garden is enclosed by a fenced perimeter with sensored light point and gated pedestrian access to front.

Garage 5.32m (17ft 2in) maximum x 2.79m (9ft) maximum

Up and over door to front.

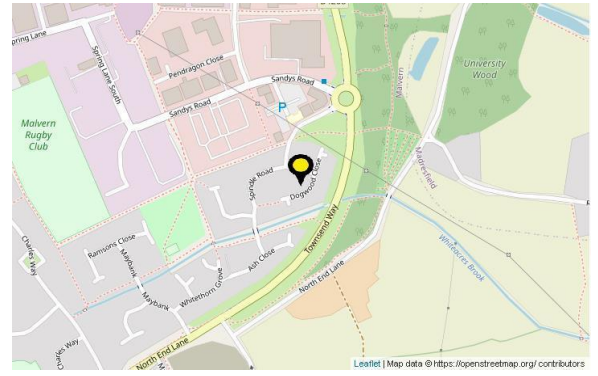
Agent's Note

Buyers should be aware that the attached property has a right of way access across a designated paved path to the front of the property providing them with access to their rear garden.



Directions

From the John Goodwin Malvern office proceed north along the A449 Worcester Road continuing downhill and through Malvern Link. At the roundabout take the second exit right onto Townsend Way. Feed straight across the next two traffic islands and at the next one take the second exit into Mansfield Road. On reaching the T junction turn left and then at the next T junction turn right into Dogwood Close following the road round where the property can be found on the left hand side as indicated by the agent for sale board.



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 Malvern Office, Tel: 01684 892809

Council Tax

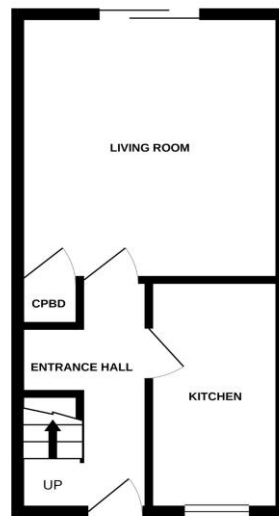
COUNCIL TAX BAND "C"

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

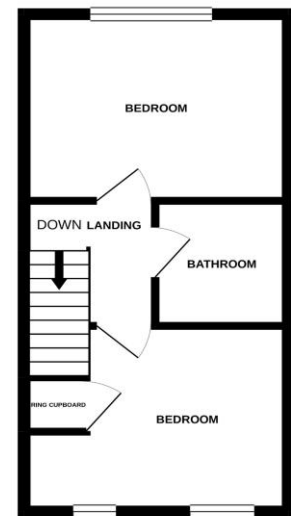
EPC

The EPC rating for this property is 'C' (70).

GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



21 DOGWOOD CLOSE
TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.



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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.