

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS SEMI DETACHED HOUSE IN NEED OF FULL REFURBISHMENT THROUGHOUT SITUATED IN A MUCH SOUGHT AFTER RESIDENTIAL AREA OFFERING THREE/FOUR BEDROOMED ACCOMMODATION, WONDERFUL VIEWS TOWARDS THE MALVERN HILLS, GOOD SIZED ENCLOSED REAR GARDEN, AMPLE OFF ROAD PARKING AND GARAGE. NO ONWARD CHAIN. EPC "G"**

## Belmont Road – Guide Price £215,000

101 Belmont Road, Malvern, Worcestershire, WR14 1PN

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# 101 Belmont Road

## Location & Description

101 Belmont Road is situated in a popular and much sought after residential district close to local amenities. The Victorian hillside town of Great Malvern is close by and there are a number of high street names, restaurants, coffee shops and community facilities. Further and more extensive shops are available on the retail park in Townsend Way or in the city of Worcester.

Transport facilities are excellent with Malvern offering a mainline railways station offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway just south of Worcester brings The Midlands, South West and South Wales into an easy commute. Educational facilities are well catered for both at primary and secondary levels in the public and private sectors.

## Property Description

101 Belmont Road was originally two properties, the current owner cleverly adapted it into a family home. The property needs refurbishing and updating throughout offering a purchaser the chance to make it their own.

The property currently comprises snug, sitting room, kitchen, utility, three/ four bedrooms and bathroom.

The house is set back from the road behind a privacy hedge with a gate opening to the lawned foregarden. A pathway leads to the UPVC front door opening to

## Entrance Hall

Wood effect floor, two pendant light fittings, built in storage cupboards and stairs to first floor. Door to kitchen (described later) and sliding door opening to

## Snug 3.38m (10ft 11in) x 2.89m (9ft 4in)

Wood effect floor, ceiling light fitting, double glazed window to front aspect and telephone point. Built in storage and shelving. Cupboard housing meters and archway to

## Sitting Room 3.66m (11ft 10in) x 3.77m (12ft 2in) maximum

Carpet, ceiling light fitting, double glazed window to front aspect and double glazed full length window. TV point. Electric fire with fitted shelving and mantle. Dimplex electric radiator. Built in storage cupboard and built in glass fronted storage

## Kitchen 5.09m (16ft 5in) x 2.53m (8ft 2in)

Tile effect floor, two ceiling light fittings, electric heater, telephone point and double glazed window to side aspect. Door to understairs storage cupboard and door to WC/utility (described later). Range of base and eye level units with worksurface over. Stainless steel sink with two drainers and mixer tap. Undercounter **FRIDGE FREEZER** and **COOKER** with **EXTRACTOR** over. Door opening to

## Rear Porch

Carpet, wall mounted light and built in storage. Built in low level storage and glass panelled door opening to rear





**WC/Utility 2.92m (9ft 5in) x 2.06m (6ft 8in) maximum excluding WC**

Step up to WC with tile effect floor and low level WC, step down to utility space with tile effect floor, ceiling light fitting and door opening to rear. Range of eye level units with worksurface below. Space and plumbing for a washing machine and space for further undercounter white goods

**FIRST FLOOR**

**Landing**

Tile effect floor, ceiling light fitting and loft access point. Doors opening to three bedrooms and bathroom. Large walk in storage cupboard

**Bedroom 1**

Exposed floorboards, ceiling light fitting, double glazed window front aspect and electric radiator. Built in wardrobes and telephone point

**Bedroom 2 3.35m (10ft 10in) x 3.80m (12ft 3in)**

Exposed floorboards, ceiling light fitting and double glazed window to front aspect

**Bedroom 3 2.45m (7ft 11in) x 4.34m (14ft) L-Shaped**

Exposed floorboards, ceiling light fitting, double glazed window with obscured glass to rear aspect and door opening to

**Bedroom 4 3.15m (10ft 2in) x 2.89m (9ft 4in) Restricted head height**

Step down to the room with carpet, double glazed window to rear aspect and double glazed window to side aspect. Electric radiator



**Bathroom 2.56m (8ft 3in) x 2.30m (7ft 5in)**

Tile effect floor, ceiling light fitting and double glazed window to rear aspect with obscured glass. Low level WC, vanity wash hand basin and panelled bath with Triton electric shower over. Shaver point and built in cupboard with shelving

**Outside**

To the rear of the property is a parking area offering ample off road parking with a **GARAGE**.

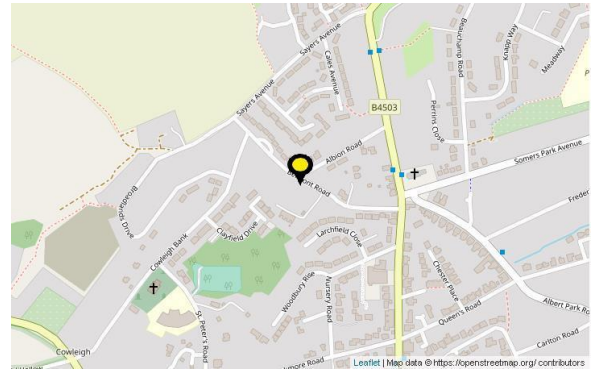
The parking area opens to a large garden with spectacular views towards the Malvern Hills. It offers a potential purchaser the opportunity to put their stamp on it being a blank canvas





## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Link Top. At the traffic lights turn left and around into Newtown Road. Take the fourth turning on the left into Belmont Road. The property will be found on the left hand side after the Cross Keys pub. To access the parking area turn left before the property and the parking area is the first on the right.



## Services

We have been advised that electric, water and drainage 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 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.

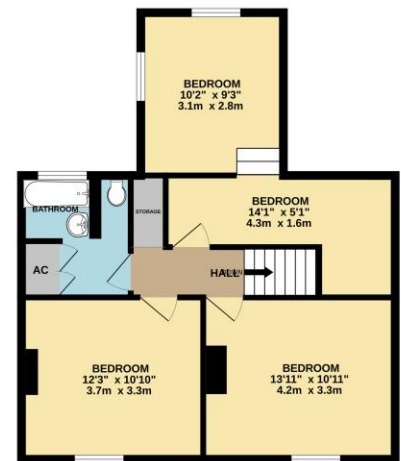
## EPC

The EPC rating for this property is G (17).

GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.  
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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.



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