

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DECEPTIVELY SPACIOUS AND MODERN DETACHED PROPERTY SITUATED WITHIN THIS HIGHLY SOUGHT AFTER LOCATION IN A QUIET CUL-DE-SAC. THE ACCOMMODATION BENEFITS FROM AMPLE OFF ROAD PARKING, DOUBLE GLAZING, GAS CENTRAL HEATING AND TIERED REAR GARDEN WHILE INTERNALLY WELL PRESENTED LIVING ACCOMMODATION OFFERS RECEPTION HALLWAY, CLOAKROOM, OFFICE/BEDROOM 4, SITTING ROOM, OPEN PLAN DINING KITCHEN, CONSERVATORY, MASTER BEDROOM WITH EN-SUITE, TWO FURTHER BEDROOMS, LARGE VERSATILE ATTIC ROOM AND A FAMILY BATHROOM. EPC RATING "C".

Lower Montpelier Road - Guide Price £540,000

1 Lower Montpelier Road, Malvern, Worcestershire, WR14 4BT



1 Lower Montpelier Road

Location & Description

West Malvern is a favoured area of Malvern and regarded as an extremely popular place to live, nestling high up on the hills and being served by St James C of E primary school, Village owned public House, shop/cafe based at the Elim College, village social club, church and a bus service, as well as having easy access to many delightful walks.

Great Malvern is approximately two miles away and offers a wide range of amenities to include shops, banks, building societies, post office and Waitrose supermarket. The town is also renowned for its tourist attractions and in particular the theatre complex with concert hall and cinema. Sporting facilities include the Splash Leisure Centre and the Manor Park Sports Club. In Malvern there are further primary schools together with The Chase Secondary and Dyson Perrins. Transport communications are well catered for with main line railway stations at Colwall, Great Malvern and Malvern Link with connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 at Worcester is about eight miles distant providing easy commuting time to the Midlands.

Property Description

1 Lower Montpelier Road is a modern, detached property believed to have been built in 2008. The property is set back from the road behind a private driveway (which has the option for a gate to be reinstated), flanked by a trio of fruit trees and allowing ample parking for vehicles and giving access to a single garage. Steps lead up through the planted and lawned foregarden to a slate seating terrace where the pleasures of this setting can be enjoyed. The garden is flanked to either side by a fenced and hedged perimeter.

Steps lead up from the front terrace leading to the obscured UPVC double glazed front door opening to the spacious and versatile living accommodation which is set over three floors and extends to 1,808 square feet, all benefitting from double glazing and gas central heating.

The well presented living accommodation comprises in more detail of:

Reception Hallway

A welcoming space enjoying a wooden balustraded staircase rising to first floor. Two ceiling points, coving to ceiling, radiator. A Hive thermostat control point, veneered doors opening to all principal rooms and further doorway opening through to

Cloakroom

Obscured double glazed window to front, ceiling light point, ceiling mounted extractor fan. A modern white low level WC with wall mounted wash hand basin. Radiator and splashbacks in complimentary tiling.

Sitting Room 4.99m (16ft 1in) x 3.69m (11ft 11in)

A lovely space positioned to the front of the property and enjoying a double glazed window overlooking the foregarden. Ceiling light point, coving to ceiling, radiator. Four connection points for wall lights. To one wall there is also a gas connection point for a fire to be reinstated.

Dining Kitchen 8.16m (26ft 4in) x 3.61m (11ft 8in)

A fabulous and generous space ideal for families, divided into two main areas, the first of which is

Kitchen 3.10m (10ft) (maximum) x 4.28m (13ft 10in)

Fitted with a range of cream fronted Shaker style drawer and cupboard base units with chrome handles and roll edged worktop over. There is matching wall units and set into the work surface is a one and a half bowl stainless steel sink unit with drainer and mixer tap with flexible tap. There is a range of integrated appliances including a four ring stainless steel gas **HOB** with **EXTRACTOR** over and **DOUBLE OVEN** under as well as **DISHWASHER** and space and connection point for fridge freezer. Splashbacks in complimentary tiling, two double glazed windows to rear, inset ceiling spotlights and coving to ceiling. Useful understairs storage cupboard. Door to utility room (described later) and having wood effect laminate flooring flowing throughout this area and through an entrance into

Dining Area 3.61m (11ft 8in) x 3.69m (11ft 11in)

Fitted with a ceiling light point, coving to ceiling, radiator. Connection point for wall light. A double glazed UPVC door with double glazed windows to either side opens through to





Sun Room 1.47m (4ft 9in) x 5.68m (18ft 4in)

Double glazed windows to both sides and rear. Double glazed UPVC door to either end. Wall light point, radiator.

Utility Room 1.52m (4ft 11in) x 2.14m (6ft 11in)

Accessed from the kitchen having a work surface space set into which is a stainless steel sink with mixer tap and drainer and cupboard under. Space and connection point for a washing machine. Obscured double glazed window to side. Splashbacks in complimentary tiling. Useful shelving to one wall. A recently installed Worcester boiler in 2022 with Hive controls and shelving to one wall. Extractor fan, ceiling light point.

Office/Bedroom 4 3.38m (10ft 11in) x 2.14m (6ft 11in)

A flexible space positioned to the front of the property with double glazed window. Ceiling light point, coving to ceiling, radiator. This room could either be a home office, playroom or even a fifth bedroom if required.

FIRST FLOOR LANDING

Landing

An open wooden balustraded staircase rises to second floor. Double glazed window to front, two ceiling light points, matching doors opening through to

Bedroom 1 4.28m (13ft 10in) maximum, 11'9 minimum x 3.69m (11ft 11in)

Double glazed window to front with views. Ceiling light point, radiator. Useful recess where fitted wardrobes could be installed. Door opening through to

En-suite

Fitted with a white low level WC with pedestal wash hand basin and shower enclosure with thermostatic controlled shower over. LED downlighters and wall mounted heated towel rail. Splashbacks in complimentary tiling.

Bedroom 2 4.44m (14ft 4in) (maximum) x 4.31m (13ft 11in) (maximum)

Being an 'L' shaped room enjoying two double glazed window to rear, two ceiling light points, two radiators. This room has the potential for an en-suite to be created.

Bedroom 3 3.04m (9ft 10in) x 3.69m (11ft 11in)

A further good sized room which would accommodate a double bed with double glazed window to rear, ceiling light point, radiator.

Family Bathroom

Fitted with a white suite consisting of a low level WC, pedestal wash hand basin with mixer tap and 'P' shaped bath with mixer tap with shower head fitment. Two obscured double glazed windows to front, inset LED downlighters, radiator. Tiled splashbacks.

SECOND FLOOR

Large Versatile Attic Room 4.11m (13ft 3in) (into limited headroom) x 8.16m (26ft 4in)

This is a generous and flexible space which goes across the whole of the top of the house and enjoys three double glazed Velux skylight windows to front and rear provide views. Ceiling light point, radiator, access to eaves storage on either side.

Outside

To the rear steps lead up to the two decked tiers enclosed by a laurel hedged and walled perimeter with gated pedestrian access to Montpellier Road. The paved path continues from the rear patio area to the side of the property giving access to the front terrace. The garden further benefits from an outside water tap.

Detached Single Garage 5.06m (16ft 4in) x 3.13m (10ft 1in)

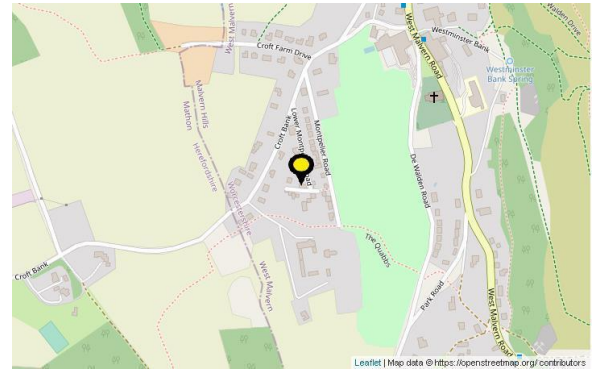
Up and over door to front, light and power. The electrics in the garage have been upgraded so an EV charging point can be installed. To either side of the garage door there are lantern style wall light points, which are sensed, with a further light point on the garage wall over steps.

Agency Note The Sycamore Tree in rear garden has a Tree Preservation Order on it.



Directions

From the agent's office in Great Malvern proceed south along the A449 Wells Road towards Ledbury for approximately half a mile. Take the first turn to the right signposted Colwall and The Wyche (B4218) into Wyche Road. Follow this road uphill proceeding through the Wyche Cutting into Herefordshire. Almost immediately after the cutting turn right into West Malvern Road (B4232). Follow this route along the west side of the hills for about a mile and a half entering the village of West Malvern. After passing the primary school take the next turning on the left down into Croft Bank. Take the second turning on the left into Lower Montpelier Road and the property will then 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 Malvern Office, Tel: 01684 892809

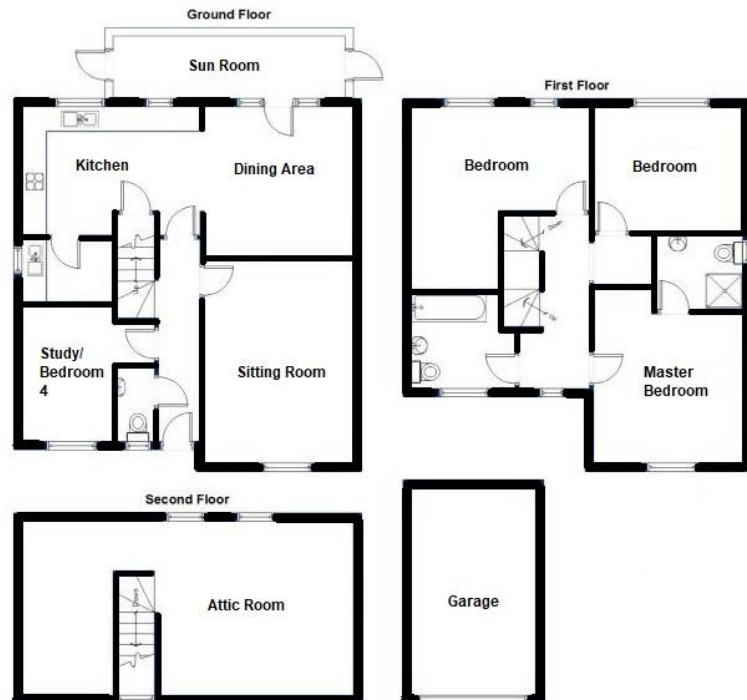
Council Tax

COUNCIL TAX BAND "F"

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) 74.



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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.
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