

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A DISTINCTIVE, DETACHED, SPLIT LEVEL HOUSE SITUATED ONLY HALF A MILE FROM THE CENTRE OF GREAT MALVERN TOWN CENTRE IN ONE OF THE TOWN'S PREMIER CUL-DE-SACS WITH IMMEDIATE ACCESS TO COMMON LAND AND THE HILLS AND WITH VIEWS ACROSS THE SEVERN VALLEY CURRENTLY OFFERING FLEXIBLE ACCOMMODATION INCLUDING AN ENTRANCE/STUDY, OPEN PLAN DINING HALL WITH EXTERNAL BALCONY, LOUNGE, KITCHEN/BREAKFAST ROOM, FOUR PRINCIPLE BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM AND WC), FAMILY BATHROOM WITH WC, GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, DOUBLE GARAGE AND MATURE GARDEN. ENERGY RATING "C"

King Edwards Road – Guide Price £599,500

4 King Edwards Road, Malvern, Worcestershire, WR14 4AJ



4 King Edwards Road

Location & Description

The property enjoys a fine setting in one of Malvern's premier cul-de-sacs on the eastern slopes of the hills and less than a mile from the centre of Great Malvern where there is a comprehensive range of amenities, including shops, banks, Waitrose supermarket, the renowned cinema and theatre complex and The Splash leisure complex and gymnasium.

The property is well placed for access to transport networks, including Great Malvern Railway Station, which is about a mile away, as well Junction 1 of the M50 and Junction 7 of the M5 both of which are about 10 miles distant.

Peachfield Common is less than five minutes away on foot and the full range of the Malvern Hills are only a couple of minutes by car, making this the ideal spot for dog walkers. The Worcestershire Golf Club is also less than a mile away and the property falls within the catchment area and some of the best schools in the area, including the Wyche Primary, Chase Secondary as well as Malvern College and Malvern St James Girls' School in the private sector.

Property Description

4 King Edwards Road is a versatile and spacious detached, split level house originally constructed in the 1970's. It is offered with gas fired central heating and double glazed windows. There is scope for some general updating.

On the ground floor a small entrance hall leads to a shower/cloakroom with WC and to a bedroom which doubles as a study or office. From here a staircase leads to the first floor and opens into a large open plan dining hall with sliding patio doors that lead directly onto an east facing balcony with fine views across the Severn Valley below. Also at this level there is a lounge, a large kitchen/breakfast room, three further bedrooms (one of which has its own en-suite shower room and WC) and a separate family bathroom, also with WC. Fitted curtains, carpets and blinds will all remain with the property.

Outside, a wide driveway provides parking for two vehicles and leads to the integral double garage. The house set in a mature, easy to maintain south facing garden from which there are views over the Severn Valley and towards the Malvern Hills. Below the house and accessed externally from the garden is a small and very useful basement room/cellar.

GROUND FLOOR

Entrance Hall

Double glazed front door, understairs cupboard, radiator, cloaks cupboard with hanging rail and coat hooks.

Shower/Cloakroom

Fully tiled and having pedestal wash basin, close coupled WC, fitted towel rail, tiled shower cubicle, radiator and extractor fan.

Bedroom 5/Study 3.72m (12ft) x 3.41m (11ft)

Radiator, fitted bookshelving, double glazed window and overhead Velux window.

FIRST FLOOR

Dining Hall 6.38m (20ft 7in) minimum x 2.89m (9ft 4in)

Two radiators, central heating programmer, built in airing cupboard with automatic light, factory lagged hot water cylinder, immersion heater and slatted shelving. Two large double glazed windows and two double glazed sliding doors open out onto the





Balcony 4.65m (15ft) x 1.86m (6ft)

From here there are views across the Severn Valley to the east.

Lounge 5.58m (18ft) x 4.08m (13ft 2in)

Fireplace with stone surround, mantle and hearth and fitted coal effect gas fire. Radiator. Double glazed window overlooking the Severn Valley and large double glazed floor to ceiling sliding doors which open onto the south facing garden.

Bedroom 2/Dining Room 4.52m (14ft 7in) x 3.64m (11ft 9in)

Radiator. Double glazed window and sliding double glazed door opening into the south facing garden.

Kitchen/Breakfast Room 5.47m (17ft 8in) x 3.41m (11ft)

A large kitchen fitted with a range of floor and eye level cupboards, with work surfaces and tiled surrounds having a one and a half bowl double drainer stainless steel sink unit with mixer tap. Fitted electric cooker with four ring **HOB** and **OVEN**. Space and plumbing for washing machine, radiator, Worcester gas fired central heating boiler, built-in pantry cupboard, two double glazed windows to rear aspect and further double glazed door leading into rear garden.

Bedroom 3 3.41m (11ft) x 3.10m (10ft)

Radiator. Built-in double wardrobe with hanging rail and shelving. Double glazed window to rear aspect.

Bedroom 4 3.41m (11ft) x 2.99m (9ft 8in)

Radiator. Built-in double wardrobe with hanging rail and shelving. Double glazed window to rear aspect.

Bathroom 2.30m (7ft 5in) x 1.75m (5ft 8in)

Having panelled bath with tiled surround, pedestal wash basin with tiled splashback and mirror above. Close coupled WC, radiator, two towel rails, mirrored wall cabinet, shaver point and double glazed window.

Bedroom 1 4.90m (15ft 10in) x 3.44m (11ft 1in)

This is effectively the master bedroom which has a radiator, double glazed window to front aspect enjoying the view over the Severn Valley. Door to

En-Suite Shower Room 2.84m (9ft 2in) x 1.70m (5ft 6in)

Half tiled and having tiled shower cubicle, close coupled WC, bidet, pedestal wash basin, radiator. Two towel rails, wall mounted mirror, shaver point, wall mounted mirrored cabinet, two fitted glass shelves and double glazed window to front aspect.

Outside

A wide tarmac driveway provides off road parking for at least two vehicles and leads directly to the

Integral Double Garage 5.27m (17ft) (maximum, 15'5 minimum) x 4.42m (14ft 3in)

Electrically operated up and over door, water softener, fitted shelving, cold water tap, light and power connected.

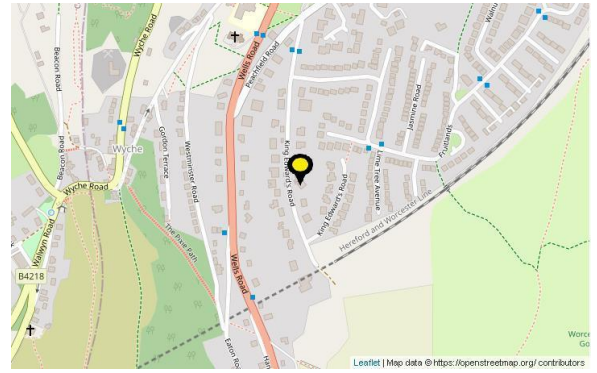
Garden

The mature garden lies mainly to the south of the house and therefore enjoys a lovely sunny aspect. From its elevated position there are views to the east across the Severn Valley and to the west of the Malvern Hills which provide a lovely backdrop. The garden is mainly laid to lawns with hedged and fenced boundaries, paved and gravelled seating areas and a number of well established trees, roses and shrubs. At strategic points there is external lighting. Also accessed externally from the garden is a small basement room/cellar.



Directions

From the agent's office in Great Malvern proceed South along the A438 Wells Road towards Ledbury for about half a mile passing across Peachfield Common. At the far side of the common, opposite the Railway Inn (on your right) take a very sharp left turn downhill into Peachfield Road. After approximately 300 yards take the first right turn over a cattle grid into King Edwards Road. Number 4 is 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.

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 "G"

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 (69).



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