

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXTENDED DETACHED PROPERTY OFFERING SPACIOUS AND FLEXIBLE ROOMS OF HALL, SITTING ROOM, DINING ROOM, KITCHEN, THREE GENEROUS BEDROOMS (ONE EN-SUITE) AND BATHROOM. THE HOUSE HAS DOUBLE GLAZING AND GAS CENTRAL HEATING. A TARMAC DRIVEWAY THAT OFFERS PARKING FOR VEHICLES AND GIVES ACCESS TO AN ATTACHED SINGLE GARAGE. EPC "D"**

## Pickersleigh Road - Guide Price £340,000

210 Pickersleigh Road, Malvern, Worcestershire, WR14 2QX



# 210 Pickersleigh Road

## Location & Description

Pickersleigh Road enjoys a convenient location less than ten minutes on foot from the busy, popular and well served centre of Barnards Green where there is a wide range of amenities including a supermarket, shops, takeaways, a Post Office and chemist. Less than a mile away is the cultural and historic town of Great Malvern where there is an even more comprehensive range of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. It is also adjacent to a Tesco Express. The property is also within walking distance of some of the best schools in the area in both the private and state systems, at primary and secondary levels including the Chase High School, Malvern College and Malvern St James Girls School.

Transport communications are excellent. A regular bus service runs nearby, junction 7 of the M5 motorway south of Worcester is only eight miles distant and Great Malvern railway station is approximately ten minutes away on foot.

## Property Description

An ideally located detached property which has been extended and offers spacious and flexible rooms set over two floors. The house has double glazing and gas central heating. Approached over a tarmac driveway that offers parking for vehicles and gives access to an attached single garage. Set back from the road behind a lawned foregarden with hedge and fence perimeter and wooden pedestrian gate leading to a block paved path that leads to the front door. The accommodation in more detail comprises

## Storm Porch

With pitched slate roof, under which is a wooden glazed door with windows to side. Obscure glazed wooden front door opens to

## Entrance Hall

Open wooden balustraded staircase to first floor, ceiling light point, coving to ceiling, double glazed window to side. Radiator and useful understairs storage cupboard. Wall mounted thermostat control point and pine doors give access to the dining kitchen and through to

## Sitting Room 6.76m (21ft 10in) x 3.64m (11ft 9in)

A generous dual aspect room with double glazed window to front and double glazed patio door to rear. Ceiling light point, coving to ceiling, wall light point and radiator. An open cast iron fire grate is set into a feature wooden fire surround with hearth.

## Breakfast Kitchen 4.18m (13ft 6in) x 4.18m (13ft 6in) max narrowing to 9'6 min

Fitted with a range of shaker style drawer and cupboard base units with worktop over and matching wall units. Range of integrated appliances including a stainless steel four ring gas HOB with stainless steel splashback and cooker hood over. Eye level **DOUBLE OVEN**. One and a half bowl stainless steel sink unit with mixer tap and drainer. Undercounter dishwasher, tiled splashbacks, double glazed window to rear, ceiling light point. Radiator. Door to rear hall and dining room. Feature archway through to

## Utility

Useful recess with space and plumbing for washing machine, undercounter white good with worksurface over. Wall mount boiler. Ceiling light point.

## Dining Room 3.64m (11ft 9in) x 2.99m (9ft 8in)

Dual aspect room with double glazed window to front and side. Exposed floorboards. Radiator. Useful recess cupboard with shelving over. Fireplace with wooden mantle.





### Rear Hall

Obscure glazed wooden pedestrian door gives access to the garden. Ceiling light point, central heating radiator. Panelled pine door opening to

### Cloakroom

Fitted with a white low level WC, pedestal wash hand basin with mixer tap. Tiled splashbacks, ceiling light point. Opaque glazed window to side.

## FIRST FLOOR

### Landing

Ceiling light point, wall mounted thermostat control point. Airing cupboard with double doors housing the hot water and shelving. Access to part boarded loft space by pulldown ladder (this area could, subject to the relevant permissions being sought, be converted into additional accommodation), two windows. Panelled pine doors to

### Bedroom 1 4.83m (15ft 7in) x 3.51m (11ft 4in)

Double glazed window with secondary glazing to front, ceiling light point and radiator. Two double wardrobe with double doors and door to

### En-suite

Fitted with a white low level WC, vanity wash hand basin with cupboard and drawers under and mirror with light and shaver point over. Double glazed window to rear. Radiator. Walk-in shower enclosure with electric shower. Ceiling light point and extractor. Tiled walls.

### Bedroom 2 4.57m (14ft 9in) x 2.79m (9ft)

Double glazed window to rear. Ceiling light point and radiator.

### Bedroom 3 3.41m (11ft) max x 3.92m (12ft 8in)

A further double bedroom with double glazed window with secondary glazing to front, ceiling light point, picture rail and radiator. Useful storage cupboard in recess.

### Bathroom

Fitted with a low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower head fitment. Electric Mira shower over. Ceiling light point, radiator. Tiled splashbacks. Mirror and light point over sink. Double glazed window to rear. Tiled floor.

### Outside

The garden is mainly positioned to the the right of the house and is laid to lawn with deep shrub beds to one side, all enclosed by a fenced perimeter. The block paved pedestrian path continues around the side of the property from the front and gives access to a block paved patio at the rear and also giving access to the pedestrian door to the garage and workshop. The garden further benefits from a **SHED** and outside tap.

From the rear patio it should be noted that good views are on offer to North Hill and the Worcestershire Beacon.

### Garage 6.97m (22ft 6in) x 3.15m (10ft 2in)

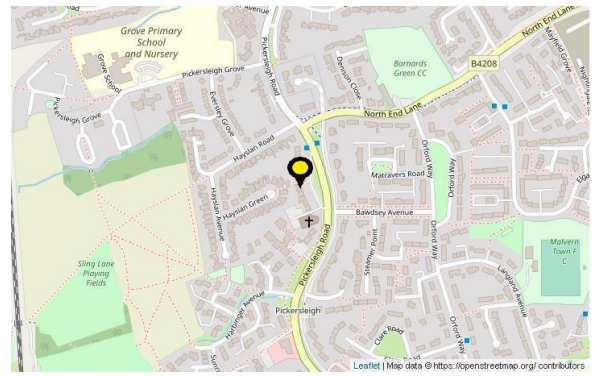
Up and over door to front, light, power, pedestrian door to rear. A loft access point leads up to an additional storage space in the eaves of the roof.

### Workshop/Office 1.80m (5ft 10in) x 5.14m (16ft 7in)

Connected to the rear of the garage and accessed via an obscure glazed wooden door from the patio area. A useful and versatile space which was used as a home office and enjoys light and power.

## Directions

From the centre of Great Malvern proceed down Church Street into Madresfield Road. Follow this route downhill for some distance past the cemetery on your right to a mini roundabout. Turn left into Pickersleigh Road and continue past the garage where the property will be found on the left as indicated by the agents For Sale board.



## Services

We have been advised that mains gas, electricity, 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

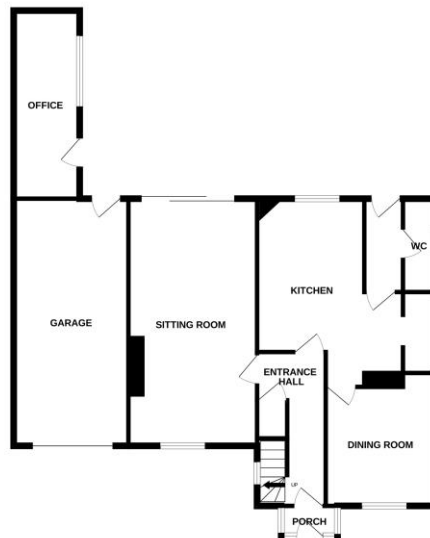
COUNCIL TAX BAND "D"

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 D (58).

GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



210 PICKERSLEIGH ROAD

TOTAL FLOOR AREA: 1668 sq.ft. (155.0 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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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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