

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A CONVENIENTLY SITUATED ONE BEDROOMED, ATTACHED HOUSE WITH OPEN PLAN LIVING ROOM, BATHROOM AND A BEDROOM. SITUATED IN A POPULAR LOCATION AND BENEFITTING FROM GAS CENTRAL HEATING, COURTYARD GARDEN. ENERGY RATING "C"

The Old Smithy - Guide Price £170,000

4 Lower Howsell Road, Malvern, WR14 1EF



The Old Smithy

Location & Description

Enjoying a convenient position only a few minutes on foot from the centre of Malvern Link where there is a wide choice of amenities including shops, a Co-operative supermarket, Lidl, two service stations and takeaways. A more comprehensive choice of amenities is available in the cultural and historic town of Great Malvern which is just over a mile distant. Here there are further shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Approximately half a mile away is Malvern Retail Park where there are all the leading high street brand names including Marks & Spencer, Morrison's, Aldi, Next and Boots amongst others.

The property is very well placed for access to public transport notably a main line railway station in Malvern Link itself and Junction 7 of the M5 motorway at Worcester about 7 miles distant.

Property Description

The Old Smithy is an attached property in a popular location. Set back from the road behind a paved area where there is the availability of off road parking for a small car.

The wooden front door with obscure double glazed inset opens to the accommodation which is set over two floors and benefits from gas central heating, and an enclosed courtyard garden to the rear.

The accommodation in more detail comprises:

Open Plan Living Room

The ground floor is an open space that includes a living room and kitchen.

Comprising in more detail of

Living Room 4.49m (14ft 6in) x 5.04m (16ft 3in) max into understairs recess

Multi double glazed window to front with secondary glazing, open wooden balustraded staircase rising to first floor. Understairs storage cupboard. Inset ceiling spotlights, radiator, wood effect laminate flooring flowing through to

Kitchen Area 1.86m (6ft) x 2.42m (7ft 10in)

Fitted with a range of cream fronted drawer and cupboard base units with roll edged worktop over. Range of integrated appliances including a four ring stainless steel gas **HOB** with single **OVEN** under and **WASHING MACHINE**. Space and connection point for undercounter fridge.

Set into the worktop is a ceramic sink with mixer tap and drainer. Inset ceiling spotlights, tiled splashbacks, extractor fan, double glazed Velux skylight, glazed window to rear. Steps lead down to the





Rear Lobby

Housing a wall mounted gas fired boiler, tiled floor and door opening to the courtyard garden.

Shower Room

Leading off of the living room and fitted with a white low level WC, vanity wash hand basin with cupboard under, shower enclosure with thermostatically controlled shower over, inset ceiling spotlights, radiator. Splashbacks and tiled flooring. Light with shaver point over sink. Double glazed window to rear. Wall mounted extractor fan.

FIRST FLOOR

Bedroom 2.30m (7ft 5in) max into limited headroom x 5.04m (16ft 3in) max

Double glazed Velux window with internal blind to rear. Ceiling light point. Radiator.

Outside

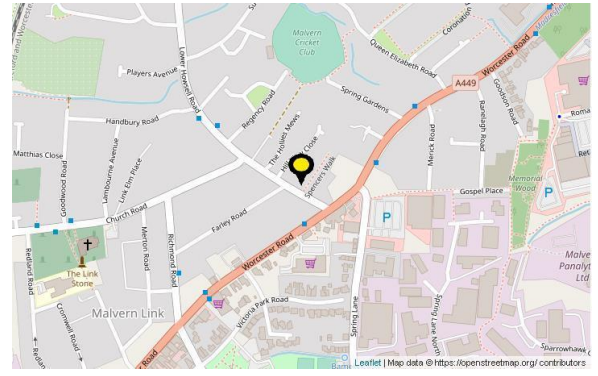
To the rear of the property is a small gravelled courtyard garden which is enclosed by a fenced perimeter.

Agents Note

It should be noted that the owners of the attached property, number 6, have a right of pedestrian access to their front door across the front of The Old Smithy.

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After a short distance you will come to a set of traffic lights at Link Top. Continue straight on bearing right downhill with Malvern Link common on your right hand side. Carry on past both the railway station and fire station into the commercial centre of Malvern Link itself. Continue through a set of traffic lights passing a service station on your left hand side. After a further 300 yards at the next set of lights turn left into Lower Howsell Road. The property is immediately on the right.



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 "A"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

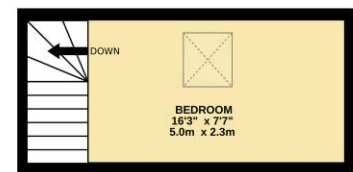
EPC

The EPC rating for this property is C (74).

GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
118 sq.ft. (10.9 sq.m.) approx.



TOTAL FLOOR AREA: 447 sq.ft. (41.6 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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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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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.
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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