

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXTENDED THREE BEDROOMED SEMI-DETACHED HOUSE SITUATED WITHIN A CUL-DE-SAC LOCATION IN THE POPULAR AND MUCH SOUGHT AFTER VILLAGE OF CRADLEY AND AFFORDING FINE VIEWS. EPC RATING "D"**

## Buryfields - Guide Price £294,000

15 Buryfields, Cradley, Worcestershire, WR13 5NG

3 2 1



# 15 Buryfields

## Location & Description

15 Buryfields enjoys a convenient position close to the centre of the well served village of Cradley on the Herefordshire border with Worcestershire. The village itself has a local shop, doctor's surgery, church and primary school. It is also conveniently placed for fast access to the major centres of Malvern (5 miles), Ledbury (9 miles) and the cities of Worcester (10 miles by road and local bus) and Hereford (16 miles). Junction 7 of the M5 motorway just south of Worcester is just over 10 miles away and there is a mainline railway service running from the nearby villages of Colwall (5 miles) and Malvern. Cradley itself lies in the heart of unspoilt countryside so this is the perfect spot for those who enjoy walking or riding. The Worcestershire Way is less than 2 miles away and the village stands in the foothills of the eight mile range of the Malvern Hills.

## Property Description

15 Buryfields is an ex local authority semi-detached house situated within a cul-de-sac location within this popular village. The property is set back from the road behind a gravel driveway allowing ample parking for up to three vehicles. A gently stepped gravel path leads to the front door which opens to the living accommodation, benefitting from gas central heating and double glazed. A second door leads through to the workshop/storage area. The property has been extended to the rear by the previous owner and subject to the relevant permissions being sought offers huge potential for further development, particularly to the right hand side of the house and also into the loft space.

The living accommodation is set over two floors and is accessed via a composite front door with obscured double glazed insets and comprises in more detail of:

### Reception Hall 4.03m (13ft) x 1.94m (6ft 3in)

A welcoming space with open balustraded staircase to first floor. Double glazed window to side, ceiling light point, radiator, wood effect flooring, door to office/snug (described later) and further door to

### Sitting Room 4.00m (12ft 11in) x 3.56m (11ft 6in)

Double glazed window to front, ceiling light point, radiator. Wall mounted thermostat control point and wood effect flooring flows throughout this area and through an entrance into

### Dining Room 3.18m (10ft 3in) x 3.66m (11ft 10in)

A flexible and versatile space positioned in the centre of the house and enjoying a multi-fuelled stove set onto a tiled hearth with mantle over. Useful shelved recess to side. Ceiling light point, radiator. Door to office/snug (described later) and entrance through to

### Breakfast Kitchen 3.69m (11ft 11in) x 5.21m (16ft 10in)

Positioned across the rear of the property and affording fine views through double glazed windows and double glazed double doors the overlook the rear garden and to the countryside beyond. A feature of this room is a double glazed roof lantern that floods the area with natural light. Fitted with range of white gloss fronted drawer and cupboard base units with chrome handles and worktop over. Matching wall units. Electric Leisure "Cuisine Master 100" **RANGE COOKER** set under a stainless steel extractor canopy. Space and connection point for undercounter washing machine. American style **FRIDGE FREEZER**. Sink with mixer tap and drainer is set under a further double glazed window taking in the views on offer. Inset ceiling spotlights, radiator and chrome wall mounted towel rail. Tiled splashbacks.

### Office/Snug 3.64m (11ft 9in) x 2.30m (7ft 5in)

Being a through room with sensored ceiling light point. Radiator. Two useful storage cupboards. Door to reception hall. Double glazed UPVC door giving access to

### Covered Passageway

Ceiling light point, UPVC door to front. Power, useful storage cupboard and door to





#### Cloakroom

Ceiling light point, high level WC.

#### Workshop/Store 1 2.51m (8ft 1in) x 1.49m (4ft 10in)

Obscure double glazed window to front, light and power.

#### Workshop/Store 2 2.45m (7ft 11in) x 1.37m (4ft 5in)

Obscure double glazed window to rear, ceiling light point. Power. This little grouping of rooms, subject to the relevant permissions being sought, could create additional accommodation to the main residence and with full planning could potentially be extended over.

First Floor

#### Landing

Double glazed window to front, ceiling light point. Airing cupboard housing the Ideal Wall mounted combination boiler and separate electric heater which can work independently from the boiler if required. Access to boarded loft space that has two Velux skylights to rear. The loft space (subject to the relevant permissions being sought) due to the high roof line would make an excellent loft conversion. Electric storage heater, wall mounted thermostat control point and doors to

#### Bedroom 1 4.00m (12ft 11in) x 3.28m (10ft 7in)

Double glazed window to front, ceiling light point, tiled fireplace. Radiator.

#### Bedroom 2 3.69m (11ft 11in) x 3.25m (10ft 6in)

Positioned to the rear of the property enjoying a double glazed window with views over open countryside. Ceiling light point, radiator and useful storage cupboard.

#### Bedroom 3 3.07m (9ft 11in) x 2.30m (7ft 5in)

Double glazed window to front, ceiling light point, fitted wardrobe with hanging space and cupboard over.

#### Bathroom

Fitted with a white low level WC, vanity wash hand basin with mixer tap and cupboard under. Panelled bath with mixer tap and hand held shower over. Electric Shower. Tiled Splashbacks, obscure double glazed window to rear, ceiling light point, chrome wall mounted heated towel rail.

#### Outside

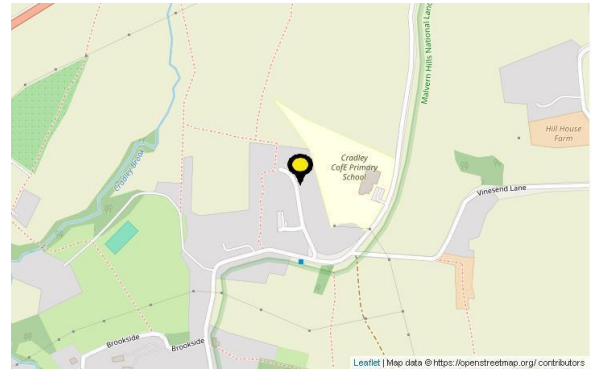
To the rear a paved patio area extends away from the property making for a wonderful seating area where the pleasures of the views over the countryside can be enjoyed. The majority of the remaining garden is laid to lawn with further stone pebbled areas. The garden has a fenced perimeter to two sides with gated pedestrian access to front. The garden has an outside power socket and water tap.

Positioned within the garden is a wooden **SHED** 11'10' x 9'10' having door to front, window, light and power.

At the bottom of the garden there is a **SUMMER HOUSE** 9'5 x 11'5 a versatile space that could be used as a home office, studio or games room. Double glazed double doors to front with double glazed windows. Internal pine cladding and wood effect flooring. Sensored outside light points, light and power.

## Directions

From Great Malvern proceed north along the A449 Worcester Road. After a quarter of a mile take the first turning to the left signed West Malvern and Bromyard into North Malvern Road proceeding uphill for a short distance before forking right onto Cowleigh Road. Leave the town limits proceeding through Cowleigh Woods for approximately one mile before coming to a T junction with the A4103 (Hereford to Worcester road). Turn left towards Hereford proceeding for just under half a mile taking the second left turn (signed Cradley) opposite Millbank Garage. Follow this route into the village passing the school on your right. Just 200 yards after the school is Buryfields, turn right here and the property can be found on the right 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 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 "B"

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 D (56).

GROUND FLOOR  
887 sq ft, (82.4 sq m) approx.

1ST FLOOR  
428 sq ft, (39.7 sq m) approx.



TOTAL FLOOR AREA: 1315 sq ft, (122.1 sq m) approx.  
While 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.  
Made with floorplan CLOUD.

## 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.



Malvern Office  
01684 892809

13 Worcester Road, WR14 4QY  
malvern@johngoodwin.co.uk

