

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A MODERN DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC IN A POPULAR AND MUCH SOUGHT AFTER VILLAGE LOCATION. THE ACCOMMODATION BENEFITS FROM DOUBLE GLAZING, ELECTRIC PANEL HEATERS, AMPLE OFF ROAD PARKING AND A LOVELY ENCLOSED REAR GARDEN. ENERGY RATING "D"**

## The Jasmines - Guide Price £485,000

33B Winnington Gardens, Hanley Swan, Worcestershire. WR8 0DJ

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 RICS®



# The Jasmines

## Location & Description

The property enjoys a pleasant position close to the centre of Hanley Swan which is one of Worcestershire's premier villages. At the centre of the village is a picturesque pond overlooking the local green which is one of Worcestershire's most recognisable landmarks.

The village is well served by an excellent range of local amenities including a highly regarded public house, church and general stores. The area also offers excellent schooling with the village having an excellent primary school and Hanley Castle secondary school is close by. Further and more extensive amenities are available in the hillside town of Great Malvern or the riverside city of Worcester.

Transport communications are excellent with Malvern having two mainline railway stations providing direct links to Worcester, Birmingham, London, Hereford and South Wales. The M5 and M50 motorways are close by bringing the Midlands, South West and South Wales into an easy commute.

## Property Description

33b Winnington Gardens is a modern detached property with the current owners being the only occupiers of the house since it was built some five to seven years ago.

The house is initially approached over a block paved driveway allowing ample parking for vehicles with a gravelled planted area. The foregarden is flanked by a Beech hedge and fenced perimeter with a sensor security light. From the driveway the front door is positioned under a pitched tiled roof storm porch with wooden supports and wall light point and opens to the accommodation that benefits from double glazing, electric, programmable panel heaters and extends to 1463 sq. ft. set over two floors.

The composite front door with obscured double glazed insets opens to:

### Reception Hall 3.38m (10ft 11in) x 2.22m (7ft 2in)

Wooden balustraded staircase to first floor with useful understairs recess. Ceiling light point. Wall mounted electric panel heater (evident throughout the house) all of which can be programmed individually. Wood panelled doors to all principal reception rooms. Tiled floor flows throughout this area and through a glazed veneered oak door into the breakfast kitchen (described later). Door to

### Office/Study 3.38m (10ft 11in) x 2.58m (8ft 4in)

A versatile and flexible space positioned to the front of the property and enjoying a double glazed window. Ceiling light point, wood effect laminate flooring, electric panel heater.

### Dining Room 4.52m (14ft 7in) max x 5.52m (17ft 10in) max narrowing to 3.25m (10'8)

A generous room with double glazed window to front, currently set up as the formal dining room. Ceiling light point, electric panel heater, wood effect laminate flooring.

### Breakfast Kitchen 4.34m (14ft) x 4.47m (14ft 5in)

Fitted with a range of gloss fronted drawer and cupboard base units with chrome handles and a flecked granite worktop. Matching wall units with underlighting. One and a half bowl ceramic sink with mixer tap set under a double glazed window that overlooks the landscaped rear garden. Range of integrated appliances including a four ring electric **HOB** with stainless steel extractor over and eye level **DOUBLE OVEN**. There is space for a full height fridge freezer. Integrated Hotpoint **DISHWASHER** and space for further undercounter white good with wine rack to side. A focal point of the room is the central breakfast bar island which can easily seat four people, it has a granite worktop under which is additional cupboard space. Double glazed window to rear, wall mounted electric panel heater, inset ceiling spotlights. Built in airing cupboard housing the hot water cylinder with shelving over. Door to utility room (described later) and double wooden glazed doors opening to







#### **Sitting Room 4.23m (13ft 8in) 0 x 4.54m (14ft 8in)**

Positioned to the rear of the property and overlooking the landscaped garden through double glazed, double doors to rear. Inset ceiling spotlights, electric panel heater. Wood effect laminate flooring. Wall light points. Dakin wall mounted air conditioning unit.

#### **Utility Room 1.94m (6ft 3in) x 1.37m (4ft 5in)**

Flecked granite worktop with shelving under and space and connection point for washing machine. Inset ceiling spotlight, continued tiled flooring from the kitchen and which continues through a door into

#### **Cloakroom**

Obscure double glazed window to side. Fitted with a white low level WC and pedestal wash hand basin. Wall mounted programable heated towel rail. Inset ceiling spotlight, wall mounted extractor fan. First Floor

#### **Landing**

Ceiling light point, access to loft space. Doors to

#### **Bedroom 1 3.30m (10ft 8in) min x 4.26m (13ft 9in) max into recess**

Double glazed window to front. A good size double bedroom with recess where a fitted wardrobe could be installed. Ceiling light point, electric panel heater. Door to

#### **En-suite**

Fitted with a white low level WC, pedestal wash hand basin with mixer tap. Shower enclosure with electric shower over. Obscure double glazed window to side, inset ceiling spotlights, one of which incorporates an extractor fan over the shower. Electric programable chrome heated towel rail. Tiled walls and floor.

#### **Bedroom 2 3.41m (11ft) x 3.97m (12ft 10in)**

A further good size double bedroom with double glazed window to front, ceiling light point, electric panel heater.

#### **Bedroom 3 3.35m (10ft 10in) x 3.35m (10ft 10in)**

Being L shaped with double glazed window to rear. Ceiling light point, electric panel heater.

#### **Bedroom 4 3.25m (10ft 6in) x 2.87m (9ft 3in) max**

Double glazed window to rear. Ceiling light point, wall mounted electric panel heater.

#### **Family Bathroom**

Fitted with a white low level WC, vanity wash hand basin with mixer tap and drawer under. Panelled bath with wall mounted electric shower over. Obscure double glazed window to rear, inset ceiling spotlights. Wall mounted programable heated towel rail. Tiled walls and floors.

#### **Outside**

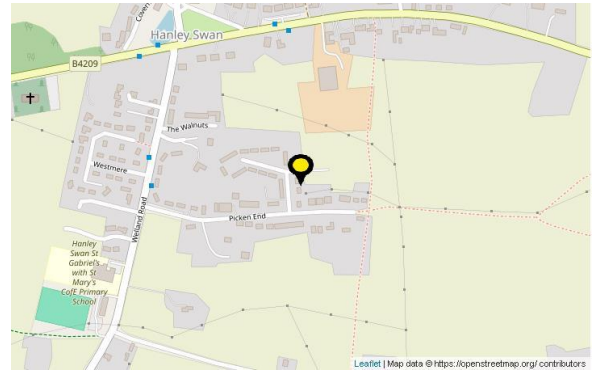
A lot of love and attention has gone into the creation of a easy to maintain yet landscaped garden which is east facing and gives privacy through the installation of a wooden fenced perimeter.

Extending away from the rear of the house is a paved patio area which creates a wonderful seating space where the pleasures of this setting can be enjoyed. There is a further patio which is flanked to three sides by stone and gravelled areas and a water feature. Strategically placed raised beds planted with a variety of plants and shrubs. The garden further benefits from two large **SHEDS** and an outside tap, power sockets and light. Flanking the fence to two sides are further planted beds, displaying colour and interest throughout the year. Pedestrian gated access to both sides of the house to the front.



## Directions

From the agent's Malvern office proceed south along the A449 Wells Road towards Ledbury for approximately 2.5 miles before turning left onto the B4209 Hanley Road signed The Hanleys and Three Counties Showground. Follow this route for almost a mile then go straight through the traffic lights at the showground. Continue on into the village of Hanley Swan where you will see the duck pond on your left just before a staggered crossroads. Turn right signed Welland and then take the second left hand turn signed Picken End. Take the first left into Winnington Gardens where the property can be found on the right hand side as indicated by the agent's For Sale board.



## Services

We have been advised that mains 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

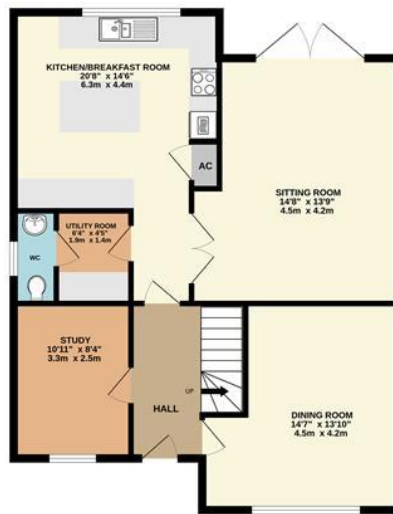
COUNCIL TAX BAND "E"

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 (55).

GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1491 sq.ft. (138.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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.
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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