

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



LOCATED IN A PREMIER RESIDENTIAL ROAD, A BEAUTIFULLY PRESENTED EXTENDED FIVE BEDROOMED DETACHED PROPERTY SITUATED IN GENEROUS GROUNDS AND IDEAL FOR FAMILY LIVING AND BENEFITTING FROM DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING, GARAGE AND AN ENCLOSED REAR GARDEN. ENERGY RATING "D"

29 Woodshears Road – Guide Price £635,000

29 Woodshears Road, Malvern. WR14 3DZ

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29 Woodshears Road

Location & Description

The property enjoys a convenient position only about ten minutes' walk from the busy and well served neighbourhood of Barnards Green where there is a comprehensive range of amenities including shops, a supermarket and places to eat out. Great Malvern town centre is less than a mile away. Here there is an even wider choice of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are excellent. Great Malvern railway station is within walking distance and there are regular bus services running through the area.

Educational needs are equally well catered for in both the private and state systems. The property is almost opposite Malvern College. Malvern St James Girls' School and The Chase High School are also only a few minutes' away on foot. Woodshears Road is one of Malvern's most favoured streets and lies in the heart of the town's premier residential area overlooking the grounds of Malvern College. From the property itself there is a fine view of the Malvern Hills.

Property Description

29 Woodshears Road is a beautifully presented period Victorian property in an established and highly desirable road. It has undergone a programme of refurbishment and extension but this has not impacted on the period character and charm that this house offers.

Initially approached via a wrought iron pedestrian gate set between blue brick pillars with a hedge and wall perimeter and leading to a block paved pedestrian path giving access to the front door, past a gravelled, easy to maintain foregarden with feature circular paved area with stone chipped beds to both sides.

To the left of the house a block paved path continues to the driveway which is also paved and allows for ample parking for vehicles and gives access to an attached garage.

The wooden front door opens to the accommodation which is spread over two floors and has potential (subject to the relevant permissions being sought) for conversion of the loft space (described later).

This house is full of period character and charm but is coupled with the amenities of contemporary living including double glazing and gas central heating. In total the accommodation is in excess of 1,700 square feet and has been extended by the current owners making for a wonderful light and airy family orientated space. The accommodation in more detail comprises:

Reception Hall

A welcoming space at the hub of the house. Minton tiled floor. Double glazed window to front, stairs to first floor with useful understairs storage cupboard. Two ceiling light points, radiator. Doors to sitting room, dining room and kitchen (described later) and panelled door to

Cloakroom

Low level WC, wall mounted wash hand basin with tiled splashbacks. Quarry tiled floor, ceiling light point, coving to ceiling. Radiator and obscure triple glazed window to side.

Dining Room 5.09m (16ft 5in) into bay x 3.64m (11ft 9in)

A flexible and versatile space positioned to the front of the house and enjoying a double glazed bay window to front. A focal point of the room is the open fireplace with cast iron back and grate with wooden surround and mantel and tiled hearth. Ceiling light point, decorative picture rail, wood effect laminate flooring. Radiator.

Sitting Room 8.11m (26ft 2in) max into bay x 3.46m (11ft 2in)

A generous space enjoying a double glazed bay window to front and further double glazed window to side. This room was originally two separate spaces but now offers a wonderful light area with flame effect gas fire set into a feature fire surround with mantel, hearth and downlighters. Decorative picture rail, two ceiling light points, two radiators, storage cupboard with shelving. Double doors with glazed inset and matching side panels open to

Breakfast Room 2.45m (7ft 11in) x 3.33m (10ft 9in)

Adjacent to the kitchen and being a dual aspect room with double glazed window to side and double glazed doors opening to and overlooking a patio to the landscaped garden beyond. Ceiling light point, radiator. Coving to ceiling, quarry tiled floor which flows through a feature archway into

Kitchen 2.68m (8ft 8in) (8'6) min x 3.41m (11ft) (9'3) min

Being Z shaped and fitted with a range of drawer and cupboard base unit with beautiful worktop over, set into which is a sink with mixer tap over. Range of integrated appliances including a four ring Hotpoint electric **HOB** with extractor over, eye level **DOUBLE OVEN, FRIDGE** and **FREEZER** as well as space and connection point undercounter for dishwasher and washing machine. Tiled





splashbacks, matching wall units incorporating display cabinets. Triple glazed windows to rear and side. Two ceiling light points, cabinet lighting. Radiator. Double glazed composite stable style door overlooking and opening to the rear patio and garden.

First Floor

Stairs rise from the reception hall and split halfway onto the front and rear landings.

Front Landing

Ceiling light point, period stripped five panel doors opening to

Master Bedroom 4.31m (13ft 11in) x 3.64m (11ft 9in)

Double glazed door to front and side opening to the Juliet style balconies with low wrought iron railings and affording views to the Malvern Hills. Ceiling light point, radiator and feature cast iron fireplace. Door to

En-suite

Fitted with a low level WC, vanity wash hand basin with mixer tap and drawers and cupboards under. Walk-in shower enclosure with thermostatically controlled shower over. Chrome wall mounted heated towel rail. Inset ceiling spotlights, wall mounted extractor fan, wall light point and mirror over sink and tiled splashbacks.

Bedroom 2 4.03m (13ft) x 3.49m (11ft 3in)

A further double bedroom with triple glazed window to side with views to the hills and double glazed doors opening to the Juliet style balcony with low wrought iron railing. Ceiling light point, coving to ceiling and radiator. To one alcove is a range of fitted wardrobes with hanging space and cupboards over and drawers under.

Bedroom 3 3.02m (9ft 9in) x 3.49m (11ft 3in)

Two triple glazed windows to the westerly aspect enjoying views up to the Malvern Hills. A further double bedroom with ceiling light point, coving to ceiling and radiator.

Bedroom 4 2.53m (8ft 2in) x 2.87m (9ft 3in)

Enjoying dual aspect triple glazed windows. Ideal as a single bedroom or as currently being used as a home office. Ceiling light point, radiator.

Useful Storage Cupboard

A useful space with built in airing cupboard and access to spacious loft space (described later) through and pull down ladder.

Rear Landing

Double glazed window to rear and doors to

Bedroom 5 2.30m (7ft 5in) x 3.33m (10ft 9in)

Triple glazed window to rear overlooking the landscaped garden. Ceiling light point, coving to ceiling, radiator.

Family Bathroom

Fitted with Victorian style low level WC and pedestal wash hand basin. Panelled bath with thermostatically controlled shower over. Tiled splashbacks, obscure triple glazed window to rear, ceiling light point and radiator. Storage cupboard housing the wall mounted central heating boiler.

Loft Space 3.49m (11ft 3in) into limited headroom x 8.52m (27ft 6in)

This is a splendid loft space with light and power, fully boarded and having three small windows to the westerly aspect. Subject to the relevant permissions being sought this area could be converted into additional accommodation for the main residence if required.

Outside

To the rear a paved patio area extends across the rear of the house and around to the side giving access to the garage and pedestrian access to front. Steps lead up to the beautiful landscaped garden which has been enhanced and improved by the current owners. It is secluded and private through the conifer hedge and fenced perimeter. There is a main shaped lawn flanked by beautiful planted beds displaying colour and vibrance particularly through the spring and summer months. A circular patio area is situated to accommodate the views to the Worcestershire Beacon. From initially accessing the patio there is a planted bed with water feature and fountain. The garden further benefits from a composting area in the bottom corner of the garden and Two wooden **SHEDS**. There is a **GREENHOUSE**, **LOGSTORE** and **THIRD SHED** to the right of the property. Further gravelled area with specimen Willow. Outside tap and sensor light points to side and rear.

Attached Garage 4.85m (15ft 8in) x 3.13m (10ft 1in)

Double wooden vehicular doors to front, glazed wooded door to garden. Light and power.



Directions

From the traffic lights in Great Malvern town centre, at the junction of Graham Road and Church Street, proceed downhill along Church Street taking the first turn to the right into Avenue Road. After fifty yards take the next right turn into Priory Road. Continue along this route for approximately quarter of a mile before bearing left into Woodshears Road. Continue round a sharp left hand bend and downhill for a further four hundred yards where you will find the property on the left hand side 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 "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 (57).



29 WOODSHEARS ROAD

TOTAL FLOOR AREA: 1805 sq.ft. (167.7 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. Made with Metreage v2024



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