

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MODERNISED AND WELL MAINTAINED THREE BEDROOMED SEMI DETACHED HOUSE SITUATED IN A QUIET LOCATION IN THE POPULAR AND MUCH SOUGHT AFTER VILLAGE OF WELLAND WITH A GOOD SIZED GARDEN, OFF ROAD PARKING AND GARAGE. EPC 'E'.

Welland Gardens – Guide Price £339,950

6 Welland Gardens, Welland, Malvern. WR13 6LB



6 Welland Gardens

Location & Description

6 Welland Gardens enjoys a pleasant position in a quiet cul-de-sac close to the centre of the well served village of Welland with its excellent range of local amenities including a Post Office/village store with cafe, primary school, church and two nearby public houses. The property is also only a few minutes walk from Castlemorton common providing acres of unspoilt open space which is ideal for dog walkers. These also lead directly to the Malvern Hills. Local towns are within easy reach a b including Malvern (four miles), Upton upon Severn (three miles) and Ledbury (nine miles). The city of Worcester is only about ten miles. Transport communications are excellent with links to the M5/M50 motorways just south of Upton about six miles away and mainline railway stations at both Malvern and Ledbury.

Property Description

6 Welland Gardens is a superbly presented modern semi detached home enjoying fine views towards the Malvern Hills. The property has been well maintained by the current owners with careful attention paid to all external aspects including new UPVC fascias and soffits and new guttering. Internally, the property has been redecorated, new radiators have been installed and the bathroom has been upgraded. The result is a fine contemporary home which would be ideal for a young family or those wishing to downsize.

The accommodation, which is bright and airy throughout, on the ground floor comprises an entrance porch, breakfast kitchen, wet room with WC, sitting room with feature fireplace, dining room and a conservatory. On the first floor a landing leads to the master bedroom with a fitted wardrobe, two further bedrooms and a family bathroom.

Outside, a bloc paved driveway provides parking for several vehicles and in turn leads to a **SINGLE GARAGE**. There is a large rear garden, which is mainly laid to lawn with a variety of interesting shrubs and plants.

With so much to offer, the agents recommend an early inspection.

The accommodation with approximate dimensions is as follows:

Entrance Porch

Opaque glazed window to side aspect, uPVC door to rear garden. Ceiling light fitting. Opaque door opening to:

Breakfast Kitchen 3.75m (12ft 1in) x 3.66m (11ft 10in)

Fitted with a range of drawer and cupboard base units with wood effect worksurface over. Space and connection point for washing machine and dishwasher. Stainless steel sink unit with views over the lovely garden. Electric oven with 4 ring electric hob and extractor over. Ceiling light fitting and radiator. Storage cupboard with floor mounted oil fired boiler. Door to:





Inner Hallway

Carpet, stairs to first floor, ceiling light point, radiator, understairs storage cupboard. Wall mounted thermostat.

Cloakroom/Shower Room

Fitted with a modern white low level WC with matching wash hand basin with cupboard under. Wetroom style shower enclosure with thermostatically controlled shower over and ceramic tiled splashback. Inset ceiling spotlight, wall mounted extractor fan and wall mounted chrome heated towel rail

Sitting Room 3.97m (12ft 10in) x 3.66m (11ft 10in)

This room is open to the dining room and enjoys a double glazed window to the front aspect, ceiling light fitting and radiator. Carpet and disused open fireplace.

Dining Room 2.76m (8ft 11in) x 3.07m (9ft 11in)

Carpet, ceiling light fitting, radiator, open to:

Garden Room 2.30m (7ft 5in) x 3.49m (11ft 3in)

With solid roof, glazed windows to two sides, door to the garden, wall mounted light fitting, radiator, and wood effect laminate flooring. A lovely space to enjoy the pleasant setting of the garden.

Landing

Carpet, double glazed window to front and ceiling light point to:

Bedroom 1 3.38m (10ft 11in) max into dormer x 3.69m (11ft 11in) max into wardrobes

Carpet, doubled glazed window to front aspect with fine views to British Camp and the Malvern Hills. Ceiling light point, radiator and built in wardrobes.

Bedroom 2 3.72m (12ft) x 2.09m (6ft 9in) max into wardrobes

Carpet, double glazed window to side, ceiling light point, radiator. Built in double wardrobe.

Bedroom 3 2.79m (9ft) x 2.37m (7ft 8in)

Carpet, double glazed window with views over the garden. Ceiling light point and radiator.

Bathroom

Opaque double glazed window to rear, low level WC, wash hand basin and bath with electric shower over. Tiled splashbacks, radiator and ceiling light point. Airing cupboard housing hot water tank and shelving.

Outside

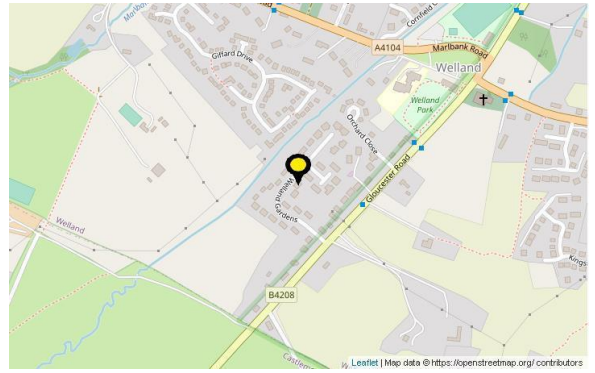
To the rear there is a good sized garden with patio extending away from the house allowing ample space for seating where the pleasantness of the delightful setting can be enjoyed.

There is a sunken pond and the main area of garden is laid to lawn with pathway leading to the rear garden with wood trellis separating the areas of lawn. The whole garden benefits from a fenced and hedged perimeter and enjoys glimpses to the Malvern Hills. The garden further benefits from outside light point and water tap. The oil tank is positioned behind the garage and there is a pedestrian door into the garage from the patio.

Directions

From Malvern proceed south along the A449 Wells Road towards Ledbury for approximately three miles past the Texaco garage on your right hand side. Approximately quarter of a mile further on take a left hand fork at Little Malvern on to the A4104 (signed Upton). Follow this route downhill for approximately a mile into the village of Welland. At the junction with the B4208 turn right towards Gloucester.

Proceed through the village of Welland taking the first main turn to the right into Welland Gardens (if you get to Castlemorton Common you have gone too far). The property can be found on the right hand side after a short distance as indicated by the agents For Sale board.



Services

We have been advised that mains electricity and water services are connected to the property. The hot water and heating is powered by the oil fired boiler. 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

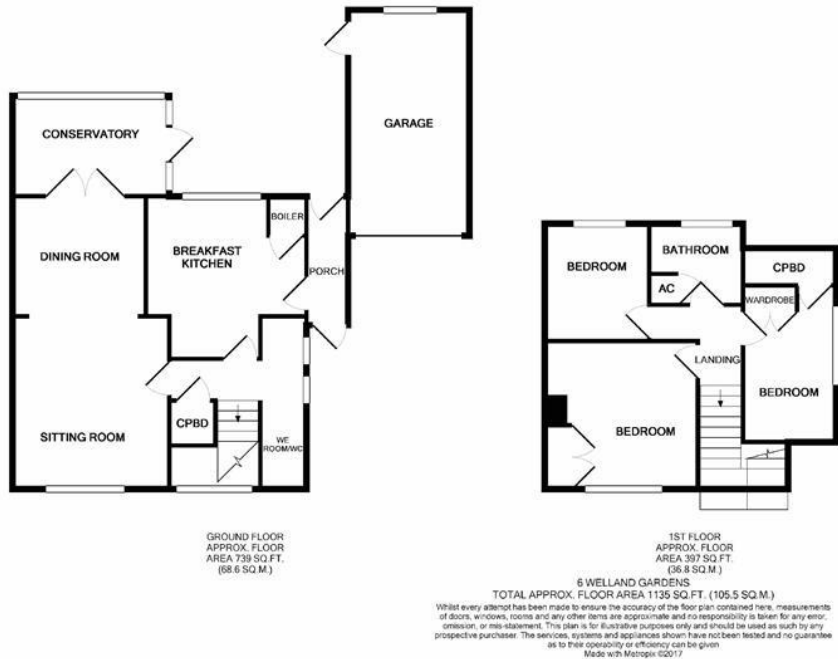
Council Tax

COUNCIL TAX BAND "C"

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 E (47).



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