

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A WONDERFULLY SITUATED THREE BEDROOMED END OF TERRACE PROPERTY LOCATED IN A CUL-DE-SAC LOCATION ON A GENEROUS CORNER PLOT WITH SUPERB VIEWS OVER OPEN FARMLAND TO THE REAR. ENERGY RATING "D" NO CHAIN

14 Ellsdon Rise - Guide Price £325,000

Kempsey, Worcestershire. WR5 3NU



14 Ellsdon Rise

Location & Description

Located in the highly sought after village of Kempsey, on the outskirts of the riverside city of Worcester. The village is a thriving community with local amenities including the ancient Parish Church of St Mary, a primary school, general stores, village hall, public houses/restaurants along with social and sports clubs and rural and riverside walks in the surrounding area. Further and more extensive amenities are available in the nearby city of Worcester and also with a Tesco and Waitrose positioned within five miles. There is excellent schooling in the area both at primary and secondary levels in the public and private sectors.

The village is serviced by a local bus service connecting it to Worcester where there is also a mainline railway station. Junction 7 of the M5 motorway is positioned close at hand bringing The Midlands, South West and South Wales into an easy commute.

Property Description

14 Ellsdon Rise is situated three bedroomed end of terrace property which has been extended and located in a quiet cul-de-sac location. The property is situated on a corner plot and one of the key selling points is a generous rear garden which backs onto open farmland and offers superb views.

The property is in need of some cosmetic refurbishment and give a potential buyer a wonderful opportunity to make the property their own and subject to the relevant permissions being sought there is potential for extending further. The property is initially approached over a block paved driveway allowing parking and gives access to an attached single garage. UPVC double glazed door opens to the accommodation which benefits from gas central heating and double glazing. Positioned with a west and east facing aspect the house offers superb views over open farmland and to the Malvern Hills. The accommodation in more detail comprises:

Entrance Hall

Ceiling light point, radiator. Stairs to first floor and wood effect laminate flooring flows throughout this area and into

Sitting Room 8.50m (27ft 5in) x 3.38m (10ft 11in)

Double glazed window to front, a generous room with ceiling light point, Living Flame effect gas fire. Radiator. Fitted shelving, laminate flooring, door to kitchen (described later) and door to

Conservatory 2.73m (8ft 10in) x 3.92m (12ft 8in)

Positioned to the rear of the house and having an easterly aspect with views over the formal garden to farmland beyond. Bank of double glazed windows to two sides allows views and incorporates double, double glazed doors giving access to the garden. Further double glazed windows to side and heat reflective double glazed roof. Tiled floor. Electric wall mounted heated panel heater and power.

Kitchen 3.33m (10ft 9in) x 3.04m (9ft 10in)

Fitted with a modern white fronted drawer and cupboard base units with chrome handles and roll edged worktop over with matching wall units. There is a range of integrated appliances including a Bosch four ring electric **HOB** with extractor over and **DOUBLE OVEN** under as well as a **FRIDGE AND DISHWASHER**. Tiled splashbacks. Set under a double glazed window that overlooks the rear garden is a one and a half bowl sink unit with mixer tap and drainer. Ceiling light point. Door to utility space (described later) and door to

Dining Room 5.11m (16ft 6in) x 2.32m (7ft 6in)

Converted from the original garage and being a flexible and versatile room with views to the Malvern Hills through a double glazed window to front. Ceiling light point, two radiators. Fitted cupboards. Wood effect laminate flooring and obscure glazed serving hatch to kitchen. Useful understairs cupboard.

Inner Hall

Tiled floor. Door to garage (described later) entrance to utility room and door to

Cloakroom

Fitted with a low level WC, pedestal wash hand basin, ceiling light point, obscure double glazed window to rear.





Utility Room 2.97m (9ft 7in) x 1.86m (6ft)

Double glazed window to rear and a double glazed UPVC pedestrian door gives access to the garden. Fitted cupboards and further worksurface space set into which is a stainless steel sink with mixer tap. Space and connection point for washing machine, wall mounted Worcester boiler, tiled splashback, ceiling light point and tiled floor.

First Floor

Landing

Ceiling light point, access to part boarded loft space via pull down ladder. Doors to

Bedroom 1 3.15m (10ft 2in) max into wardrobes x 3.38m (10ft 11in)

Positioned to the front of the property this is a generous double bedroom with good views of the Malvern Hills through a double glazed window. Ceiling light point, radiator, wall light points. Fitted wardrobes with sliding doors incorporating hanging and shelf space. Useful storage cupboard over stairs with obscure double glazed window to front and shelving.

Bedroom 2 2.84m (9ft 2in) max into wardrobe x 3.41m (11ft)

Positioned to the rear of the property and enjoying fine views over open farmland through a double glazed window. Another double bedroom with ceiling light point and radiator. Fitted wardrobes with sliding doors incorporating hanging and shelf space.

Bedroom 3 3.10m (10ft) max x 2.32m (7ft 6in)

Double glazed window to front with views to the hills. Ceiling light point and radiator.

Bathroom

Fitted with a low level WC, panelled bath and vanity wash hand basin with mixer tap and cupboards and drawers under and worktop to side. Tiled splashbacks and mirror over. Radiator, obscure double glazed window to rear and ceiling light point.

Shower Room

Fitted with a white low level WC, vanity wash hand basin with mixer tap and cupboards and drawers under. Corner shower enclosure with electric shower over. Tiled splashbacks, chrome heated towel rail. Ceiling light point and wall mounted extractor fan.

Outside

One of the key selling points of this property is the generous corner garden which wraps around the property to two sides. Extending away from the rear of the house a paved patio area leads to a pedestrian path that meanders through the lawn with beautiful planted beds to side and interspersed with mature specimen fruit and ornamental trees. A wooden arbour with climbing rose with two steps leads to a lower tier which, in its day, was a productive vegetable patch but now needs some attention. There are a number of outbuildings including **SHEDS** and **GREENHOUSES** and the garden further benefits from outside power socket, gated pedestrian access to front and water tap. The garden is enclosed by fenced and hedged perimeter and gives fine easterly views across open farmland from all aspects. A delightful and private setting.

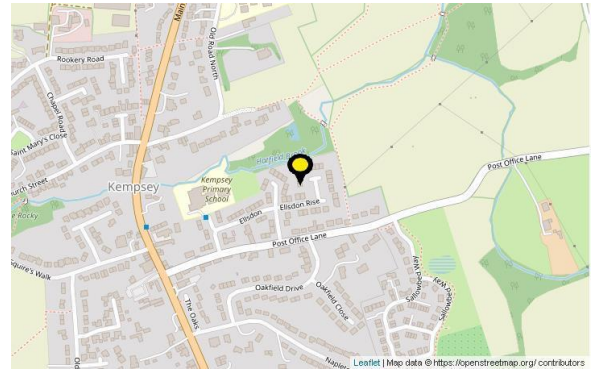
Garage 5.30m (17ft 1in) x 2.82m (9ft 1in)

Up and over door to front, light and power. Pedestrian door to inner hall.



Directions

From Malvern proceed towards Worcester through the village of Powick. At the main roundabout turn right onto the A4440 over the River towards Junction 7 of the M5. At the next roundabout take the A38 signed Upton upon Severn and Tewksbury. Proceed for 1.7 miles into the village of Kempsey and turn left into Post Office Lane and after 0.1 miles turn left, then first right into Ellsdon Rise follow the road up and the property can be found after a short distance on the right hand side as indicated by the agent For Sale board.



Services

We have been advised that mains services 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 "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 D (62).



Malvern Office
01684 892809

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

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