

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED SEMI DETACHED PROPERTY BENEFITING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, ENCLOSED GARDEN, OFF ROAD PARKING AND COMPRISING IN BRIEF, ENTRANCE HALL, SITTING ROOM, DINING KITCHEN, THREE BEDROOMS AND A BATHROOM.
ENERGY RATING "C" NO CHAIN**

Hawkins Close - Guide Price £180,000

11 Hawkins Close, Worcester. WR2 5QZ



11 Hawkins Close

Location & Description

The property is situated west of the river in the area of St Johns known as Dines Green, St John's offers a bustling precinct of independent shops, supermarkets including a Co-op and Sainsburys, takeaways, eateries and community facilities.

Further and more extensive amenities in the riverside city of Worcester which is approximately a ten to fifteen minutes drive.

The area has good access to bus networks and a mainline railway station in Worcester offering direct links to Malvern, Hereford, South Wales, Birmingham and London. The M5 motorway is close by with Junction 7 allowing easy access to The Midlands and South West.

There are schools locally at both primary and secondary levels.

Property Description

11 Hawkins Close is a three bedroomed semi detached property located in a quiet road. The house is set back from the road behind a lawned foregarden with specimen Silver Birch tree. A block paved driveway offers parking for vehicles and leads to the obscured double glazed UPVC front door opening to the accommodation which is set over two floors and benefits from double glazing and gas central heating.

It should be noted that the property was originally of a Cornish design meaning the ground floor was built of concrete which is now considered as non standard construction. Repairs have been carried out to the property and a retrospective PCR Certificate of Structural Completion has been issued as the original one was lost. Interested parties are encouraged to speak to their financial advisor or lender ahead of making an offer.

The accommodation in more detail comprises:

Entrance Hall

Stairs to first floor, ceiling light point, radiator. Wall mounted thermostat control point. A tiled floor flows throughout this area and through a doorway into the dining kitchen (described later). Door opening to

Sitting Room 3.49m (11ft 3in) x 4.11m (13ft 3in)

Double glazed window to front, ceiling light point and radiator. A spacious room with electric fire set into a wooden fire surround on a tiled hearth. Wood effect laminate flooring.

Dining Kitchen 2.61m (8ft 5in) x 6.09m (19ft 8in)

Positioned to the rear of the property and benefitting from a range of white fronted drawer and cupboard base units with chrome handles. Roll edged worktops, set into which is a stainless steel sink with mixer tap and drainer. Integrated four ring electric **HOB** and single **OVEN** under. Undercounter, space and connection point for washing machine and space for full height fridge freezer. Further matching wall units.





Understairs storage cupboard, radiators, ceiling light point. Double glazed window to rear and side and further double glazed UPVC pedestrian door giving access to the garden. First Floor

Landing

Access to loft space, ceiling light point. Doors to **Bedroom 1 3.51m (11ft 4in) x 3.33m (10ft 9in)**

A good size double bedroom with double glazed window to front. Airing cupboard with double doors housing the wall mounted Worcester boiler with shelving. Radiator.

Bedroom 2 2.63m (8ft 6in) x 3.66m (11ft 10in)

A further double bedroom, positioned to the rear of the property. Double glazed window, ceiling light point and radiator.

Bedroom 3 2.45m (7ft 11in) x 2.71m (8ft 9in) max into stairhead

Double glazed window to front, ceiling light point and radiator.

Bathroom

Fitted with a modern white suite of low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled splashbacks, chrome wall mounted heated towel rail. Ceiling light point. Obscure double glazed window to rear.

Outside

To the rear there is an enclosed garden with central paved path with lawn to either side. The garden is enclosed by a fenced perimeter with gated pedestrian access to front and shrub beds. Towards the bottom of the garden there is a wooden **SHED** and outside water tap. The garden further benefits from

Storage Shed 3.46m (11ft 2in) x 1.91m (6ft 2in)

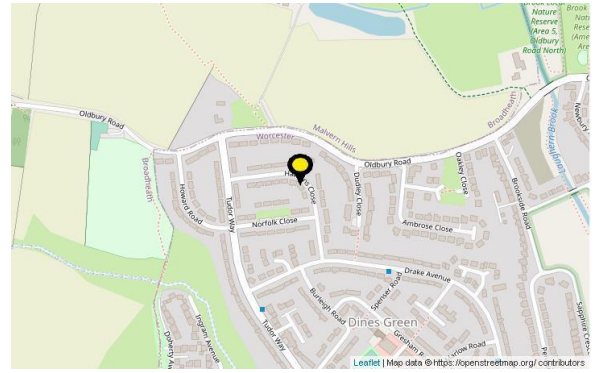
Wooden pedestrian door and glazed window, light and power.

Agents Note

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Directions

From the junction of Henwick Road and the A44 in St Johns proceed up Henwick Road continuing over the railways crossing and proceeding to a left hand turn into Oldbury Road. Head west on Oldbury Road for one mile then turn left into Tudor Way and shortly after turn left again into Hawkins Close where the property will be found 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 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 "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 C (71).



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Malvern Office
01684 892809

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