

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY PRESENTED 1093 SQFT TWO BEDROOMED SEMI DETACHED HOUSE, THAT HAS BEEN THOUGHTFULLY RENOVATED AND EXTENDED TO A HIGH STANDARD, SITUATED ON A LARGE CORNER PLOT WITH SCOPE FOR FURTHER EXTENSION (SUBJECT TO RELEVANT PERMISSION BEING SOUGHT) IN A CUL-DE-SAC SETTING, LARGE GARDEN WITH SOUTH AND WEST FACING ASPECTS, OFF ROAD PARKING (SEE AGENTS NOTE), GAS CENTRAL HEATING, DOUBLE GLAZING, ADDITIONAL STORAGE ROOMS. ENERGY RATING "C"

Shenstone Close - Guide Price £255,000

10 Shenstone Close, Malvern, WR14 2PR



10 Shenstone Close

Location & Description

Located close to the amenities of Barnards Green which offers a bustling shopping precinct with a range of independent shops, Co-op supermarket, eateries, takeaways and community facilities. Further and more extensive facilities are available in the hillside Victorian town of Great Malvern or at the retail park off Townsend Way that offers a number of High Street names including Marks & Spencer, Next, Boots and Morrisons to name a few.

Transport communications are excellent with a mainline railway station in Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway just south of Worcester brings The Midlands, South West and South Wales into an easy commute.

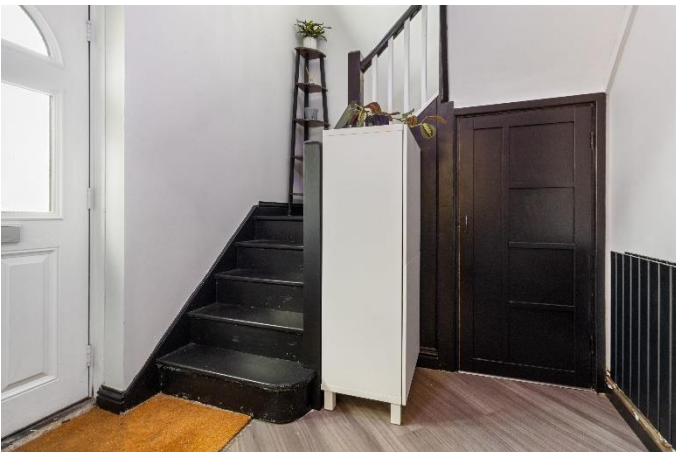
Educational needs are well catered for at primary and secondary levels in both the state and private sectors, some of which are only a short commute from the property.

Property Description

10 Shenstone Close is a stylish, extended two bedroomed semi detached property offering over 1093 sqft, which has been renovated to a high standard by the current owners. It provides spacious, versatile and well presented accommodation. There is Karndean flooring throughout the ground floor, and LG LVT flooring throughout the first floor, black nickel sockets with USB ports have been fitted throughout for convenience. It has been decorated with Dulux Heritage wipe clean paint for ease of maintenance. There are two storage rooms with water and electricity. The property sits within a large corner plot, offering scope for further extension (subject to relevant permission being sought).

The property is set back from the road behind a gated foregarden which is mainly laid to lawn. A path leads from the gate to an obscure double glazed composite front door set under a storm porch, this opens to the accommodation which has gas central heating and double glazing. There is an enclosed large rear garden which can be accessed from the side of the house.





Ground Floor

Entrance Hall

Kandean flooring, ceiling light fitting, understairs storage with lighting and socket, radiator and doors to sitting room, kitchen diner and stairs to first floor.

Kitchen/Diner 8.45m (27ft 3in) x 3.59m (11ft 7in) max

A versatile and sociable family space, great for entertaining. Karndean flooring, spotlights, dual aspect double glazed windows overlooking front and rear gardens with made to measure blinds. Custom made fitted kitchen with a range of base unit with worktops over and overhead opening eye level units with lighting under, partially tiled walls, built in **AEG** gas and induction **HOBS** with extractor fan over, Bosch **DISHWASHER**, two eye level Neff "hide and slide" ovens (available by separate negotiation). Space for large American style fridge freezer. Composite sink with drainer and mixer tap and Velux skylight style window. Spotlights, vertical radiator, separate **LARDER CUPBOARD**. Breakfast bar seating and space for a large dining table, several black nickel sockets with USB ports and door to

Covered Side Hall

With storage rooms and space for washing machine and tumble dryer, water and electricity.

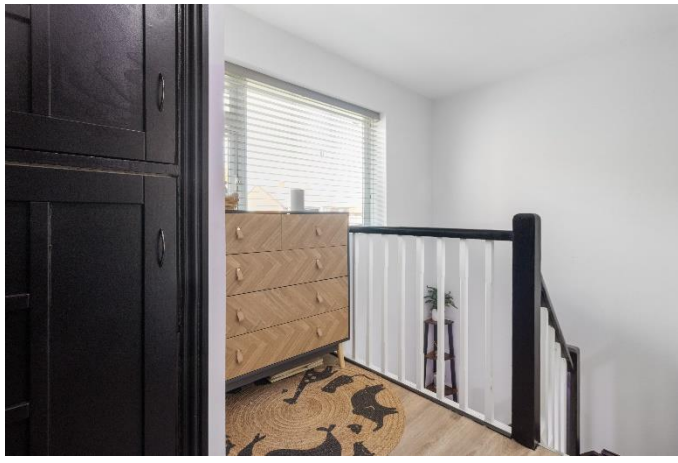
Sitting Room 5.99m (19ft 4in) x 3.56m (11ft 6in)

Karndean flooring, vertical radiator, spotlights, double glazed window with made to measure blind overlooking the rear garden and black nickel sockets with USB ports throughout.

First Floor

Landing

LVT wooden flooring doors to all rooms, double glazed window to front with made to measure blinds, black nickel socket, space for desk or workstation. Ceiling light fitting, airing cupboard and access to loft space.



Bedroom 1 3.72m (12ft) x 3.56m (11ft 6in) max

Wooden flooring, radiator, spotlights, black nickel sockets with USB ports, made to measure blind space for super king size bed and wardrobes. Double glazed window to rear overlooking the garden.

Bedroom 2 3.72m (12ft) x 2.76m (8ft 11in) max

Wooden flooring, double glazed window to rear with fitted blind, black nickel sockets with USB ports, spotlights, vertical radiator positioned with thought. Space for double bed.

Bathroom

Vinyl flooring, double glazed opaque window to front, pedestal wash hand basin, close coupled WC, bath with mixer tap and shower attachment. Ceiling light fitting, chrome heated towel radiator.

Outside

The house is situated on a large corner plot with a large enclosed rear garden with south and west facing aspects. Mostly laid to lawn with private decked area. To the side of the property is an undercover walkway giving access to two brick outbuildings that have water and power. A path leads through the garden to a gate to the parking area, (see agents note). External water tap and external lighting.

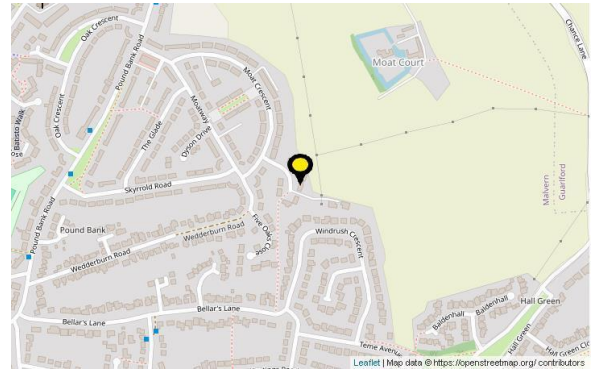
Agents Note

The current owners have a formal agreement with Platform Housing which allows them to park on the land to the rear of the property. The vendor is seeking permission for this agreement to be passed on to any new owner.



Directions

From the traffic lights at the Junction of Graham Road and Church Street in the centre of Great Malvern proceed straight on continuing into Barnards Green Road. On reaching the traffic island take the third exit continuing through the shopping precinct. Take the first turning on the left into Pound Bank Road. Follow this road downhill and turn right onto Moat Way. Take the next left hand turn into Moat Crescent and Shenstone Close will be found shortly after on the left hand side. Number 10 is in the corner of the cul-de-sac.



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

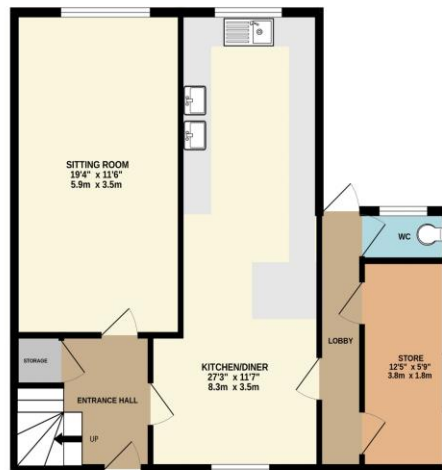
COUNCIL TAX BAND "B"

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 (73).

GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 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.
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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
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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