



A BEAUTIFULLY PRESENTED THREE STOREY SEMI-DETACHED TOWN HOUSE AFFORDING PANORAMIC AND FAR REACHING VIEWS ACROSS THE SEVERN VALLEY AND BENEFITTING FROM A LOVELY ENCLOSED GARDEN, GAS CENTRAL HEATING, DOUBLE GLAZING AND THREE CAR PARKING SPACES. EPC RATING "C"

Hillside Close - Guide Price £485,000

1 Hillside Close, Malvern, Worcestershire. WR14 4EU



1 Hillside Close

Location & Description

Hillside Close is located in an elevated position on the eastern slopes of the inspirational Malvern Hills. This cul-de-sac offers superb and far reaching views across the Severn Valley to Bredon Hill and The Cotswolds beyond. Easy access can be gained to the hills themselves as well as Peachfield Common both of which are criss-crossed with a network of footpaths and bridleways.

The Victorian spa town of Great Malvern is nearby and within walking distance (1 mile) and offers a range of amenities to include independent shops, banks, building societies, eateries, public houses, leisure facilities including the Splash leisure centre as well and the renowned theatre and cinema complex.

Educational facilities are well catered for at both primary and secondary level with the Wyche Primary School just down the road. The area also has a number of private schools including Malvern St James Girls School, Malvern College with The Elms and The Downs Preparatory Schools in the nearby village of Colwall.

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 outside Worcester brings The Midlands and South West into easy commute.

Property Description

1 Hillside Close is a beautiful four double bedroomed, semi-detached three storey town house of which one of the key selling points of this wonderful property is the far reaching views across the Severn Valley which are enjoyable in all seasons.

The property is approached via a private road shared with just three other properties and 1 Hillside Close is the first of these houses. A block paved driveway positioned to the right hand side of the property provides parking for two vehicles. The property has a further allocated parking bay to the front of the property and there are a further two spaces at the head of the cul de sac for visitor parking.

The property is set back behind a wrought iron railed foregarden which is block paved, an ideal planting area with a small terrace where the fantastic views on offer can be enjoyed.

From the driveway a paved pedestrian path leads through a wrought iron railed gate giving access to the composite double glazed front door opening to the living accommodation set over three floors and has been meticulously maintained by the current owners offering versatile and flexible rooms in excess of 1400 square foot and benefitting from gas central heating and double glazing.

The living accommodation in more detail comprises:

Entrance Hall 2.37m (7ft 8in) x 1.34m (4ft 4in)

Double glazed window to side, ceiling light point, coving to ceiling, modern style radiator, stairs rising to first floor. Karndean flooring. Wall mounted thermostat control point, door to sitting room and dining kitchen (described later) and door opening through to

Guest Cloakroom

Having obscured double glazed window to side, a close coupled low level WC with shelf and cupboard over. Wall mounted wash hand basin with mixer tap and cupboard under. Tiled splashback, ceiling light point, modern style radiator.

Dining Kitchen 5.52m (17ft 10in) x 4.16m (13ft 5in)

A wonderful family orientated space with double glazed double wooden doors with matching side panels overlooking and accessing the rear patio and up to the garden beyond. The kitchen is fitted with a range of Shaker style drawer and cupboard base units with rolled edge worktop over set into which is a one and a half bowl stainless steel sink unit with mixer tap. There is a range of matching wall units incorporating shelving and underlighting. There is a range of integrated appliances including a Neff induction four ring **HOB** with a stainless steel **EXTRACTOR** over and matching Neff **DOUBLE OVEN** under as well as a **DISHWASHER**, **FRIDGE** and **FREEZER**. Ceiling spotlights. A tiled floor flows throughout this area and there is a wall mounted electric panel





heater. A door opens through to a useful utility cupboard with space and connection point for washing machine with worktop and cupboard over. Ceiling light point.

Sitting Room 3.77m (12ft 2in) x 5.66m (18ft 3in)

A generous room positioned to the front of the property and enjoying the fantastic views on offer through the double glazed bay window. Ceiling light point, coving to ceiling. Radiator. Continued Karndean flooring from the entrance hall. The current sellers have installed a corner wood burning stove set onto a marble hearth which is a key focal point of this room.

First Floor Landing

Stairs rise from the entrance hall with further set of stairs leading up to the second floor. Double glazed window to the side, ceiling light point, radiator and airing cupboard housing the hot water cylinder with shelving over. Doors open through to

Bedroom 1 4.23m (13ft 8in) x 3.59m (11ft 7in)

A double glazed window to rear overlooks the rear garden. Ceiling light point, radiator. Built-in double wardrobe with shelf space and housing the wall mounted boiler.

Bedroom 2 2.84m (9ft 2in) x 5.01m (16ft 2in)

A flexible space currently set up as an office/studio that could easily be a generous double bedroom. Double glazed double doors with Juliet style balcony taking in the fantastic views across the Severn Valley to Bredon Hill and the Cotswolds beyond. Ceiling light point, radiator. Double wardrobe incorporating hanging and shelf space.

Bathroom

Fitted with a modern suite consisting of a close coupled WC, vanity wash hand basin with mixer tap and cupboard under, panelled bath with mixer tap and shower head fitment. Separate shower enclosure with thermostatic controlled shower over. Obscured double glazed window to side, wall mounted extractor fan and heated towel rail. Inset ceiling spotlights. Splashbacks in complimentary tiling. Shaver point and light over sink.

Second Floor Landing

Ceiling light point, loft access point and doors opening through to

Master Bedroom 4.03m (13ft) x 5.66m (18ft 3in) maximum into wardrobes

Double glazed dormer window to front takes in the superb views across the Severn Valley. A generous double bedroom with ceiling light point, radiator and built-in double wardrobe with hanging and shelf space. Door to

En-suite

Fitted with a white close coupled WC, vanity wash hand basin with mixer tap with cupboards under and shelf to side. Shower enclosure with thermostatic controlled shower. Splashbacks in complimentary tiling. Wall mounted shaver point and light over sink. Obscured double glazed window to side, inset ceiling spotlights, ceiling mounted extractor fan.

Bedroom 4 3.33m (10ft 9in) x 5.63m (18ft 2in)

A further double bedroom with double glazed dormer window to rear with views up to the garden and rock face. Ceiling light point, central heating radiator. Built-in double wardrobe with hanging and shelf space.

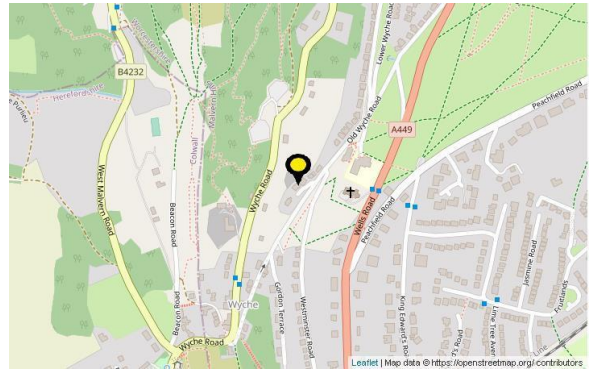
Outside

A patio area extends across the rear of the property with three steps leading up to a further block paved terrace. From here a wrought iron railed perimeter with pedestrian gate gives access to further steps leading up past the planted hillside garden to the lawn with beautiful decked wooden pergola making for a wonderful seating area where glimpses of the Severn Valley can be enjoyed. The whole garden is enclosed by a fenced and walled perimeter with gated pedestrian access to front. The garden further benefits from a wood store and light point. One of the key selling features of the property is the rock face which is an impressive and unique feature.



Directions

From the agents office in Great Malvern proceed south along the A449 towards Ledbury. Proceed for 1.1 miles and as you start going over Peachfield Common turn right into Old Wyche Road. Proceed up the hill taking the second right into Hillside Close as indicated by the agents 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. The residents' company has been set for the purposes of maintaining the driveway and communal garden areas as well as the communal rock face which is inspected regularly with the last inspection being within the last five years and no remedial work is required. A charge of £70.00 per month is paid by each property to cover the upkeep and maintenance of communal areas.

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

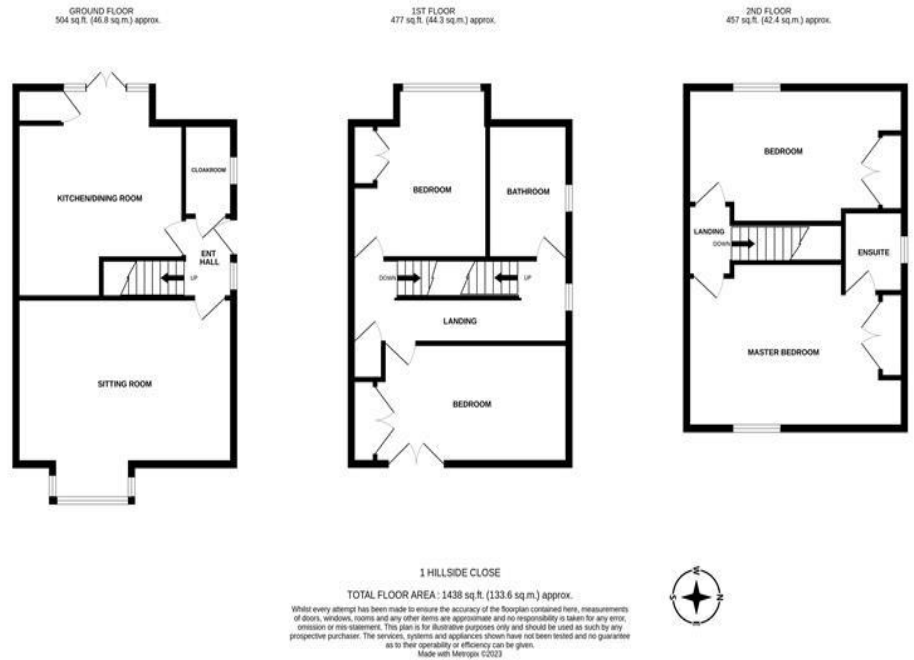
Council Tax

COUNCIL TAX BAND "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 C (78).



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