

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFULLY SITUATED THREE BEDROOMED, TWO STOREY VICTORIAN TOWN HOUSE SITUATED ADJACENT TO COMMON LAND AND AFFORDING FINE VIEWS FROM THE FRONT ASPECT TO THE MALVERN HILLS. SPACIOUS ACCOMMODATION THROUGHOUT GAS CENTRAL HEATING, OFF ROAD PARKING, FRONT AND REAR GARDEN ENERGY RATING "F" NO CHAIN**

## Poolbrook Road - Guide Price £300,000

113 Poolbrook Road, Malvern WR14 3JW

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# 113 Poolbrook Road

## Location & Description

Poolbrook Road is close to local amenities of a general store, Inn, Church and bus service. The centre of Barnards Green is within easy access and has a wider range of shops and a Co-op supermarket. Great Malvern offers a further range of amenities to include shops, banks, Post Office, restaurants and a Waitrose supermarket. Malvern as well as being famous for its range of hills and its tourist attractions to include the theatre complex with concert hall and cinema. There are also many sporting facilities available to include the Splash leisure centre and Manor Park Sports Club.

Educational facilities are well catered for at both primary and secondary levels with The Chase High School nearby in Geraldine Road. Transport communications are excellent with a mainline railway station at Great Malvern in Avenue Road offering connections to Worcester, Birmingham, London Paddington, Hereford and south Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distance and brings The Midlands and most parts of the country into a convenient travelling time.

## Property Description

113 Poolbrook Road is a spacious, three bedroomed, end of terrace property retaining many of its original period features including floorboards. It is set well back from the road beyond open common land and has fabulous views towards the Malvern Hills. The house benefits from gas fired central heating, double glazing, three bedrooms, downstairs bathroom, upstairs 'Jack and Jill' WC, front and rear garden, off road parking and further storage shed. The layout is open plan downstairs suitable for family living. Approached over common land via a private road which leads to the front of the property which is set behind wrought iron railings and a paved front garden and from where fine views to the Malvern Hills can be enjoyed. There is off road parking to the side of the property where the main entrance to the house via a UPVC door opens to

## Hall

Laminate flooring, radiator, double glazed window to side, pendant light fitting, doors to dining room, sitting room and bathroom and stairs to first floor.

## Sitting Room 5.19m (16ft 9in) x 3.69m (11ft 11in)

Carpet, electric fire with surround and marble effect hearth. Ceiling light fitting, radiator, double glazed bay window to front with views to the hills.

## Open Plan Dining/Family Area

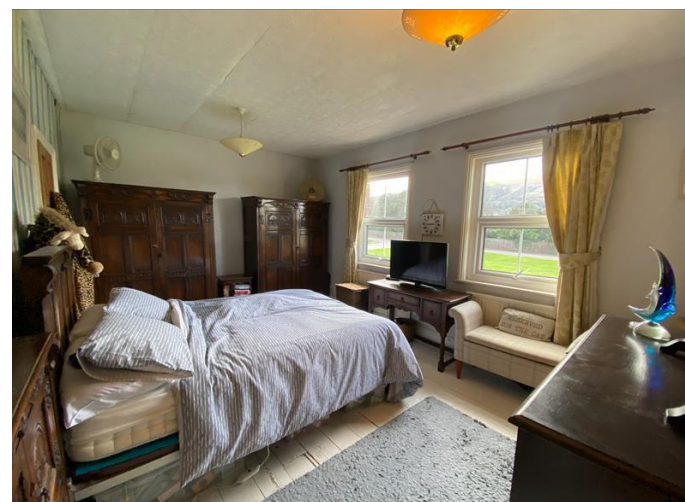
A socialable space, ideal for family living

## Dining Area 4.03m (13ft) x 2.82m (9ft 1in) max

Carpet, built-in storage cupboard, pendant light fitting, storage over doorway, gas fire with back boiler providing heating and hot water. Door to kitchen (described later).

## Family Area 2.42m (7ft 10in) x 2.82m (9ft 1in)

Carpet, pendant light fitting, double glazed window to rear overlooking the garden. Wooden glazed door to rear porch and giving access to the garden. Radiator, built-in shelving unit, open space to





**Kitchen 3.75m (12ft 1in) x 2.01m (6ft 6in)**

Range of base and eye level units with worktop over, extractor fan, partially tiled walls, vinyl flooring, built in gas HOB and OVEN, space for washing machine, one and a half bowl ceramic sink and drainer with mixer tap over, double glazed window to side and rear. Fluorescent strip light.

**Rear Porch**

Giving access to the rear garden through a wooden stable door. Glazed window.

**Bathroom**

Tiled floor and walls, P shaped bath with electric Mira shower over and mixer tap. Ceiling light fitting, chrome heated towel rail/radiator, obscure double glazed window to side. Vanity wash hand basin with cupboards under and mixer tap. Mirror, close coupled WC.

First Floor

**Landing**

A spacious landing with doors to all rooms, carpet and double glazed window to side. Access to part boarded loft space. Radiator and pendant light fitting.

**Bedroom 1 5.19m (16ft 9in) x 3.69m (11ft 11in) max**

Original floorboards, two double glazed windows to front with fine views of the hills. Two radiators, two pendant light fittings, space for wardrobe, access to 'Jack and Jill WC.

**Bedroom 2 2.94m (9ft 6in) x 2.66m (8ft 7in)**

Built-in wardrobe and storage cupboard, double glazed window to rear, radiator, carpet and pendant light fitting.

**Bedroom 3 4.18m (13ft 6in) x 1.99m (6ft 5in) max**

Carpet, radiator, double glazed window to side, single glazed window to side. Pendant light fitting.

**Jack & Jill WC**

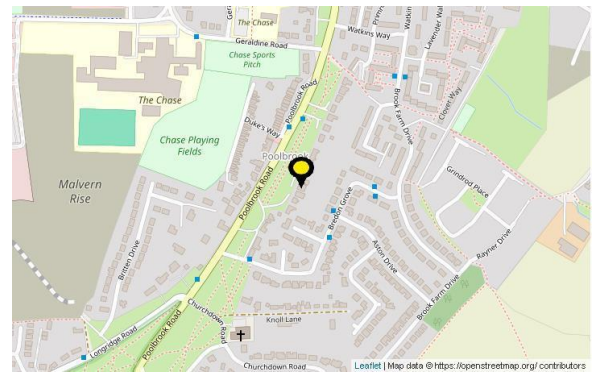
Accessed from Bedroom 1 and landing. Pedestal wash hand basin, high level flush WC.

**Outside**

The rear garden is accessed from the back porch or by a gated entrance to the side of the property. A concrete path leads to a lawn, with two patio areas. There is a garden SHED. As previously mentioned to the front of the property is a patio area to enjoy the fine views of the Malvern Hills.

## Directions

From the agents office if Great Malvern proceed down Church Street to the traffic lights, continue straight on down Barnards Green Road to the island. Take the third exit to Upton and after passing through the shopping centre take the second turning on the right into Poolbrook Road. Continue for a short distance and turn left into Bredon Grove and the property will be seen on the left set back from the road behind common land and 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.

## 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 F (38).



TOTAL FLOOR AREA: 1115 sq ft. (103.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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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