

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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IN NEED OF COMPLETE REFURBISHMENT AND WITH THE POTENTIAL FOR FURTHER DEVELOPMENT SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT A THREE BEDROOMED SEMI-DETACHED PROPERTY AFFORDING FINE VIEWS TO THE MALVERN HILLS AND SITUATED IN A CONVENIENT LOCATION. NO CHAIN. EPC RATING "E"

Pickersleigh Road – Offers In Excess Of £280,000

183 Pickersleigh Road, Malvern, WR14 2QU

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183 Pickersleigh Road

Location & Description

The property enjoys a convenient location almost equidistant from the cultural and historic spa town of Great Malvern and the well served neighbourhoods of nearby Barnards Green and Malvern Link. Malvern offers a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Barnards Green has a further range of local shops including a Co-op supermarket. These facilities are matched by Malvern Link where there are more shops, Co-op and Lidl supermarkets.

Transport communications are excellent. There are mainline railway stations in both Great Malvern itself and Malvern Link as well as a regular bus service passing near to the property. Junction 7 of the M5 motorway near Worcester is only about seven miles away.

The area is also well served by highly regarded schools at both primary and secondary levels and in the state and private sectors including Dyson Perrins, The Chase, Malvern College and Malvern St James girls School.

For those who enjoy outdoor life the house is within walking distance of Malvern Link Common and the Malvern Hills are less than five minutes away by car.

Property Description

183 Pickersleigh Road is positioned in a service road just off the main Pickersleigh Road. The property is situated on a generous plot and has an east and westerly facing aspect, with the front facing the westerly Malvern Hills, affording fine views. One of the key selling points of this property is the generous plot that the house sits on and although cosmetically it is in need of refurbishment and updating it does offer huge potential for further development and extending, subject to the relevant permissions being sought.

Currently the property is set back from the road behind a lawned foregarden with planted bed and a central path leads to the UPVC double glazed front door opening to the living accommodation which is in need of cosmetic refurbishment and updating but does benefit from double glazing and gas central heating. To the right hand side of the property a block paved driveway allows parking for a vehicle and leads to the double wooden vehicle gates accessing the carport, allowing additional further covered parking.

The accommodation has been extended previously but still offers further potential for any discerning buyer. The living accommodation in more details comprises:

Entrance Porch

Accessed via a double glazed UPVC front door, double glazed windows to front and side. Ceiling light point, an obscured glazed wooden front door opening through to

Reception Hallway

Stairs rising to first floor with useful understairs recess. Ceiling light point, radiator and wooden original door opening through to kitchen (described later) and further obscured glazed wooden door opening through to

Sitting Room 3.25m (10ft 6in) x 4.39m (14ft 2in)

Double glazed window to front gives views up to the Malvern Hills. Ceiling light point, coving to ceiling, radiator.

Kitchen 3.30m (10ft 8in) maximum x 2.92m (9ft 5in)

Dual aspect double glazed windows to rear and side. Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. Stainless steel sink unit with drainer and mixer tap. Space and connection point for dishwasher and electric cooker. Radiator, ceiling light point, useful storage cupboards either side of the door to entrance hall, one with shelving. Entrance through to inner lobby (described later) and obscured glazed door opens through to

Living Room 8.19m (26ft 5in) x 3.56m (11ft 6in) narrowing to 10'11"

Being a wonderful open plan area currently divided into two spaces, the first of which is

Dining Room 2.84m (9ft 2in) x 3.38m (10ft 11in)

Obscured glazed door to sitting room, ceiling light point, coving to ceiling, radiator, feature archway leading through to





Lounge 5.04m (16ft 3in) x 3.56m (11ft 6in)

A lovely dual aspect room flooded with natural room through the double glazed window to rear and side, and further double glazed patio doors opening to the side patio. Radiator.

Inner Lobby

Accessed from the kitchen with useful storage cupboards and further utility cupboard with space and connection point for washing machine, obscured double glazed window to rear, ceiling light point and shelving. Door opens through to

Rear Porch 1.78m (5ft 9in) x 1.70m (5ft 6in)

Double glazed pedestrian door with window to side opening to the carport. Ceiling light point. Door to office (described later), door opening through to

Cloakroom

Fitted with a white low level WC, wall mounted wash hand basin, obscured double glazed window to side.

Office/Store 2.06m (6ft 8in) maximum into cupboards x 2.84m (9ft 2in)

Double glazed window to front, ceiling light point. Fitted cupboards to one wall. A versatile and flexible space.

First Floor Landing

Double glazed window to side, ceiling light point, loft access point with pulldown ladder being part boarded and light. Wall mounted thermostat control point, airing cupboard with shelving and door opening through to

Master Bedroom 2.66m (8ft 7in) x 4.31m (13ft 11in)

Positioned to the rear of the property with a double glazed window. Central heating radiator. Airing cupboard housing the hot water cylinder. Further storage cupboard with shelving.

Bedroom 2 3.25m (10ft 6in) x 3.46m (11ft 2in)

Double glazed window to front gives superb views up to the Malvern Hills. Ceiling light point, radiator and built-in single wardrobe.

Bedroom 3 2.82m (9ft 1in) maximum into wardrobe x 2.32m (7ft 6in)

Positioned to the front of the property and enjoying a double glazed window looking up to the Malvern Hills. Ceiling light point, radiator. Fitted wardrobes with hanging space and cupboards over.

Bathroom

Fitted with a close coupled WC with vanity wash hand basin with mixer tap and cupboard under. Multi-jet corner shower enclosure with rainfall shower over, additional wall mounted jets and hand held unit. Ceiling light point, obscured double glazed window to side, radiator, tiled splashbacks.

Outside

Extending away from the property is a paved patio area skirting round to the right hand side of the property, where there is a covered carport accessed via double wooden vehicle gates and a further wooden pedestrian gate giving access to the main driveway. A pedestrian path continues from the patio leading to the main lawn, flanked to three sides by mature hedging and with shrub planted beds. The property offers a generous plot and as previously stated there is potential, subject to the relevant permissions being sought, to extend to the side and rear of the property. Aspects of the garden, superb views are on offer to North Hill and the Worcestershire Beacon. The garden is enclosed by a fenced and hedged perimeter with sensored outside light points and water tap.

Agents Note

It should be noted that the front boundary of the property extends to the edge of the grass verge adjoining the pavement on Pickersleigh Road



Directions

From the centre of Great Malvern proceed down Church Street into Madresfield Road. Follow this route downhill for some distance past the cemetery on your right to a mini roundabout. Turn left into Pickersleigh Road and continue past the garage where the property where you turn right into the service road and follow it around to the left where the property can be found on the right hand side 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

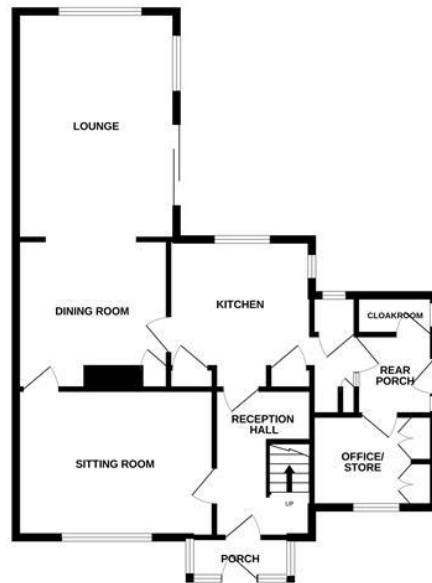
COUNCIL TAX BAND "C"

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 E (50).

GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



183 PICKERSLEIGH ROAD

TOTAL FLOOR AREA: 1229 sq.ft. (114.2 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.