

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A WELL PRESENTED SPACIOUS AND VERSATILE THREE BEDROOM SEMI-DETACHED HOUSE IN THE POPULAR AREA OF WEST MALVERN SITUATED IN AN ELEVATED SETTING. AMPLE OFF ROAD PARKING, CARPORT, GARAGE, MATURE ENCLOSED TIERED REAR GARDEN, DOUBLE GLAZING AND GAS CENTRAL HEATING, DOWNSTAIRS WC. ENERGY RATING 'C'.

Lower Road – Guide Price £297,500

25 Lower Road, , Malvern, Worcestershire, WR14 4BX



25 Lower Road

Location & Description

The property enjoys a convenient location close to the centre of the well served cultural and historic Spa town to Great Malvern where there is a range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Educational needs are well catered for with an excellent choice of local schools at primary and secondary levels in both the private and state sectors. Transport communication are also good. There are two mainline railway stations within a three mile radius of both Great Malvern and Malvern Link. Junction 7 of the M5 motorway at Worcester is about eight miles distant and Junction 2 of the M50 near Ledbury is less than ten miles distant.

The house is only a short walk from the full expanse of the Malvern Hills and is situated in the popular location of West Malvern making this a perfect spot for walkers.

Property Description

25 Lower Road is a well appointed, semi-detached residence situated within this highly sought after location. The property sits in an elevated position on the westerly slopes of the Malvern hills with fantastic access to the Malvern hills to enjoy hours of walking. One of the key selling points of this property are the availability of ample off road parking for a number of vehicles to the front and side of the property. The property also benefits from a carport and a single garage. The front door is positioned to the side of the property underneath the carport and opens up to the well proportioned living accommodation, which is well presented and benefits from gas central heating and double glazing.

The living accommodation in more details comprises:

Entrance Hall

Solid oak wooden flooring, pendant light fitting, radiator, thermostat and doors to all rooms. Stairs to first floor.

Sitting Room 4.75m (15ft 4in) x 3.25m (10ft 6in)

Solid oak wood flooring, pendant light fitting, double glazed window and double glazed door providing access to the conservatory. Vertical radiator. Tiled hearth feature and log burner with a tiled surround and wooden mantel over.

Kitchen 4.93m (15ft 11in) x 2.25m (7ft 3in)

Vinyl flooring, range of base and eye level units with worktop over. One and a half stainless steel sink and drainer with mixer tap over, partially tiled walls, space for washing machine, space for oven and space for fridge/freezer. Two ceiling light points, radiator, extractor fan and a double glazed window to the front of the property.

Conservatory 4.83m (15ft 7in) x 1.39m (4ft 6in)

Tiled floor, large glazed window to the rear, pedestrian access to the garage and sliding door providing access to the garden.

Dining Room 4.03m (13ft) x 2.37m (7ft 8in)

Engineered oak flooring, two double glazed windows to front and side, pendant light fitting and radiator.

Downstairs Toilet





Low level WC, vanity wash hand basin, engineered oak flooring, partially tiled walls, pendant light fitting and double glazed window to the side.

1st Floor

Landing

Loft access point, which is partially boarded with a built-in ladder, carpet, doors to all rooms, airing cupboard, pendant light fitting.

Bedroom 1.86m (6ft) x 2.68m (8ft 8in)

Carpet, radiator, pendant light fitting, built-in storage cupboard, double glazed window to the garden overlooking the garden. Space for double bed and TV aerial point.

Bedroom 3.97m (12ft 10in) x 2.53m (8ft 2in)

Carpet, double glazed window to the front, radiator, pendant light fitting, storage cupboard with Worcester Bosch combination boiler and space for a double bed.

Bedroom 3.07m (9ft 11in) x 2.09m (6ft 9in)

Carpet, double glazed window to the front, radiator and pendant light fitting.

Bathroom

LVT flooring, chrome heated towel radiator, close coupled WC and vanity wash hand basin. Partially panelled and tiled walls. Double glazed window to the rear and bath with mains powered shower over and separate mixer tap.

Outside

Garage 5.86m (18ft 11in) x 2.58m (8ft 4in)

Light and power and up and over door. Pedestrian access to the side.

Rear Garden

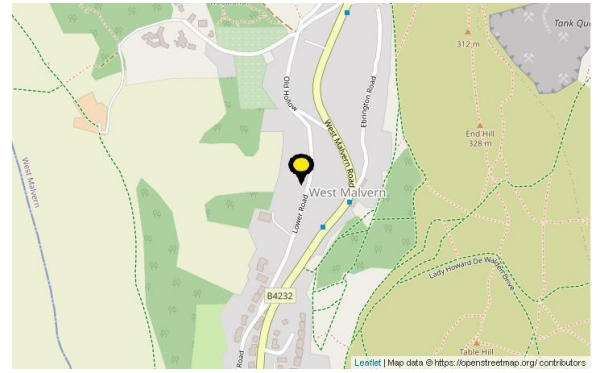
A private enclosed tiered rear garden accessed from the conservatory. It is a mix of gravelled and planted tiers with decked seating area at the top with a summerhouse to enjoy the afternoon sunshine. This mature garden has been beautifully maintained over the years and benefits from two natural ponds where you can sit and watch the wild life. It is a very tranquil setting.

Agent's Note

We have been advised there is a spring-fed well under the decking which feeds two nature ponds.

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile take the first fork to the left into North Malvern Road towards West Malvern. Follow this route uphill for some distance and as you approach the left side of the hills you come to a sharp left hand bend. Follow the around continuing uphill for some distance before taking a right hand fork into Old Hollow. After 100 yards bear left into Lower Road and follow this route for a short distance where number 25 will be found on the left hand side.



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 C (71).

GROUND FLOOR
662 sq ft. (61.5 sq m.) approx.



1ST FLOOR
394 sq ft. (36.6 sq m.) approx.



TOTAL FLOOR AREA: 1056 sq ft. (98.1 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 omission or misstatement. 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. Made with Mapbox ©2020

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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.
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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