

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED AND EXTENDED THREE BEDROOMED SEMI DETACHED HOUSE SITUATED ON A GENEROUS CORNER PLOT AND AFFORDING FINE VIEWS TO THE MALVERN HILLS. LARGE MATURE REAR GARDEN, OFF ROAD PARKING AND GARAGE, CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING 'C'.

Meadow Road - Guide Price £300,000

22 Meadow Road, Malvern, Worcester, WR14 2SB



22 Meadow Road

Location & Description

The property enjoys a convenient position in one of Malvern's most highly regarded and popular residential areas only about fifteen minutes walk from the well served centre of Malvern Link where there is a wide range of amenities including shops, Lidl and Co-op stores and two service stations. Only about half a mile away is the cultural and historic spa town of Great Malvern where there is an even more comprehensive range of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Malvern's main retail park is also a five minute drive away. Here one can find all the usual high street brands including Marks and Spencer, Next, Boots and Morrisons.

Educational needs are well catered for. The immediate area is blessed with a wide choice of excellent schools in both the state and private systems at primary and secondary levels. Transport communications are excellent. Malvern Link railway station is only about fifteen minutes away on foot. There is a regular bus service nearby and Junction 5 of the M5 motorway is only about eight miles.

For those who have a dog or simply enjoy walking, Malvern Link common is about five minutes away on foot and the full range of the Malvern Hills is a similar distance by car.

Property Description

22 Meadow Road is a wonderfully situated three bedroomed semi detached house that has been extended over recent years and is located in a popular and much sought after area. It sits on a generous corner plot providing a large mature garden to the front side and rear. There is off road parking and a garage to the rear. A pedestrian path leads from the road through the mature gravelled foregarden and leads to a UPVC double glazed entrance door positioned to the side of the house and opens to the well presented accommodation that benefits from gas central heating and double glazing.

The accommodation in more details comprises:

Entrance Hall

Laminate flooring, pendant light fitting, radiator, two understairs storage cupboards. Door to kitchen and to

Sitting Room 3.82m (12ft 4in) x 3.66m (11ft 10in)

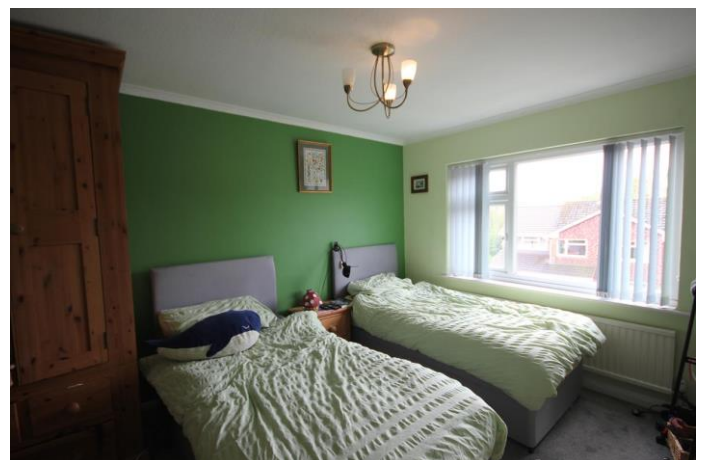
Laminated flooring, large double glazed window to front overlooking the foregarden with views up to the Malvern Hills. Ceiling light fitting, gas fire built into wall with wooden mantel over, radiator and open to

Dining Room 2.87m (9ft 3in) x 2.87m (9ft 3in)

Continued laminate flooring, ceiling light fitting, radiator, double glazed French doors to kitchen and

Conservatory 4.13m (13ft 4in) x 2.48m (8ft)

Of brick and UPVC construction, double glazed French doors to garden, laminate flooring and radiator.





Kitchen 2.68m (8ft 8in) x 2.61m (8ft 5in)

Laminate flooring, double glazed window overlooking the garden, range of base and eye level units with worktop over, one and half bowl stainless steel sink with mixer tap. Built in DISHWASHER (currently not working), built in gas HOB with extractor fan over, built in Neff OVEN, space for fridge freezer, spotlights and door to

Utility Room

Tiled floor, space for washing machine, dryer and fridge freezer. Opaque glazed window to side, UPVC double glazed sliding doors giving access to the garden, pendant light fitting and door to

Separate WC

Low level WC, vanity wash hand basin with cupboard below, tiled floor, opaque double glazed window to rear, ceiling light fitting and chrome heated radiator/towel rail.

First Floor

Landing

Double glazed window to side, carpet, doors to all rooms, access to part boarded loft space housing the Bosch central heating boiler. Airing cupboard, ceiling light fitting and view to the Malvern Hills.

Bedroom 1 3.80m (12ft 3in) x 3.10m (10ft)

Carpet, radiator, pendant light fitting, double glazed window to front with view to the hills. Storage alcove and space for wardrobes.

Bedroom 2 3.66m (11ft 10in) x 3.04m (9ft 10in)

Carpet, radiator, ceiling light fitting, double glazed window to rear overlooking the garden with mature shrubs and trees. Built in storage cupboard.

Bedroom 3 2.87m (9ft 3in) x 2.42m (7ft 10in)

Carpet, ceiling light fitting, radiator, double glazed window to front with views to the hills.

Bathroom

Vinyl flooring, panelled shower cubicle with thermostatically controlled shower over with waterfall head. Two opaque double glazed windows to rear and side. Bath with mixer tap over and shower connected. Low level WC, vanity wash hand basin with cupboard below, mirrored cupboard over sink with lighting.

Outside

There is a spacious and unique garden which is enclosed to the side and rear of the property. This mature garden benefits from a mix of flowers and shrubs that provide colour throughout the year. There are many areas in the garden to enjoy a secluded setting with a view to the Malvern Hills. The garden as a mixture of gravelled areas, patios, a natural pond with a fountain feature. A separated gated section of the garden is laid to gravel with flow borders with a May Queen and Little Malvern Court Apple trees. Steps lead to a gate that gives access to the garage and parking area.

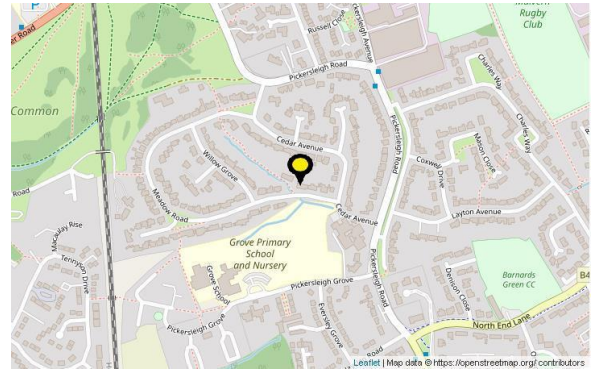
Garage

Light and power, two glazed windows and an up and over door.



Directions

From Great Malvern town centre proceed along the A449 Worcester Road towards Malvern Link. After quarter of a mile you will come to a set of traffic lights at Link Top. Continue straight on at these lights bearing right downhill with the common on your right hand side. Proceed through the next set of lights and pass both the railway and fire stations on your left. Take the next turn to the right (still following the common on your right) into Pickersleigh Road. Continue for a short distance where as the road begins to bear to the left turn right into Cedar Avenue. Take the first turn to the right into Meadow Road, following this route for a short distance and the property will be found on the left on the Junction with Willow Grove and as indicated by the agents For Sale board.



Services

We have been advised that mains gas, electricity, water and drainage 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 formerly 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

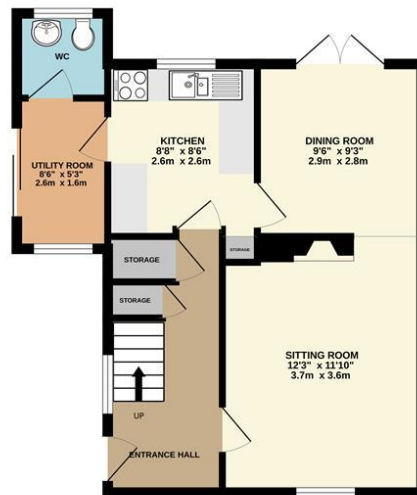
COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

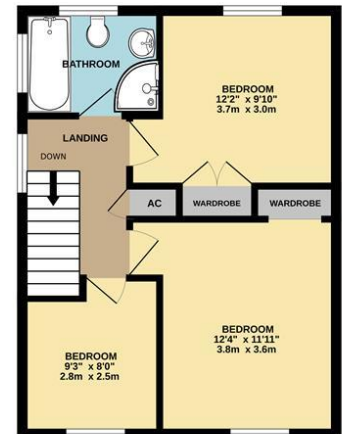
EPC

The EPC rating for this property is C (70)

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (83.9 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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