

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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SITUATED IN A HIGHLY CONVENIENT LOCATION IN A QUIET CUL-DE-SAC. A WELL PRESENTED DETACHED PROPERTY OFFERING THREE BEDROOMS, FITTED KITCHEN, TWO BATHROOMS, LIVING ROOM, OFF ROAD PARKING AND GENEROUS GARDEN. GAS CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING C

Hayslan Green – Guide Price £395,000

15 Hayslan Green, Malvern, WR14 2RG



15 Hayslan Green

Location & Description

Situated in a desirable residential location positioned almost equidistant between the bustling shopping precincts of Barnards Green and Malvern which both offer a range of independent shops, Co-op and Lidl supermarket, eateries, takeaways and community facilities. Further and more extensive amenities are available in the Victorian hillside town of Great Malvern, which includes Waitrose, and also the retail park in Townsend Way which has a number of high street names including Next, Marks & Spencer, Boots and Morrisons to name but a few.

Transport communications are excellent with mainline railway stations in Malvern Link and Great Malvern providing direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester bringing the Midlands, South West and South Wales into an easy commute. A convenient walk way close to the property gives direct access to Pickersleigh Road which has a regular bus service connecting the neighbouring areas.

Educational needs are well catered for at primary and secondary levels in both the state and private sectors.

Property Description

15 Hayslan Green is a detached property situated in a highly convenient and quiet location and offers accommodation which is set over two floors. It has been extended and gone through a programme of refurbishment and now benefitting from double glazing and gas central heating.

The property is initially approached over a grey stone chipped driveway allowing ample parking for vehicles. There is a small foregarden which is planted with a variety of shrubs and plants. This is enclosed by a fenced perimeter and a block paved pedestrian path continues to the side of the property where a secured double glazed composite access door is positioned in a recessed storm porch and opens to the accommodation which in more detail comprises:

Reception Hall 5.06m (16ft 4in) max x 3.46m (11ft 2in) max

A welcoming space in the centre of the house and from where an open wooden balustraded returning staircase rises to first floor with useful understairs storage area and cupboard. Inset ceiling LED downlighters, two radiators and wall mounted thermostat control point. Doors to all principal ground floor rooms with chrome handles.

Living Room 4.70m (15ft 2in) x 5.52m (17ft 10in)

Positioned to the rear of the property. A dual aspect room enjoying natural light flooding through double glazed windows to side and rear. Double glazed double doors open and give access to the rear garden. Inset LED downlighters. Chesney Woodburning stove set into a recessed slate fireplace with hearth. Wall light points.

Fitted Kitchen 3.64m (11ft 9in) max x 3.02m (9ft 9in) max

L shaped and fitted with a range of handmade pine cream fronted shaker style drawer and cupboard base units with butchers block style Oak worktop over. Matching wall units incorporating display cabinets. Set into the work surface is a ceramic Belfast style sink with mixer tap set under a double glazed window to side. Range of integrated appliances including a four ring electric HOB with





extractor over and **DOUBLE OVEN** under as well as a slimline **DISHWASHER, FRIDGE** and **FREEZER**.

Tiled splashbacks, radiator, inset LED downlighters.

Utility Room 1.96m (6ft 4in) x 1.55m (5ft)

Fitted with additional cupboards both to floor and walls. Worksurface with space and connection point for washing machine under. Wall mounted boiler set into a matching cupboard. Tiled splashback, radiator and inset LED downlighters. Obscure double glazed composite door to side.

Bedroom 2 3.56m (11ft 6in) x 2.97m (9ft 7in) max

Double glazed window to front, inset LED downlighters. Radiator. A good size double bedroom.

Bedroom 3 3.33m (10ft 9in) x 2.66m (8ft 7in) max

Double glazed window to front, inset LED downlighters, radiator.

Ground Floor Bathroom

Fitted with a close coupled WC with wash hand basin set onto a tiled top with cupboard under and mixer tap. Walk-in shower enclosure with thermostatically controlled hand held shower over and glass screen. Obscure double glazed window to side, radiator, LED downlighters and ceiling mounted extractor fan. Wood panelling to one wall.

First Floor

Accessed via an ascending staircase from the reception hall

Landing

This area including the master bedroom and en-suite is really a self-contained master suite. Large double aspect glazed Velux skylight offering superb views to the Malvern Hills including the Worcestershire Beacon and North Hill. Door to eaves storage, two further storage cupboards to either side of the stairwell. Radiator, LED downlighters. Large double glazed Velux skylight to side and doors to

Master Bedroom 5.81m (18ft 9in) max x 2.89m (9ft 4in)

Double glazed window to rear and further double glazed Velux skylight with views to the hills. A double bedroom with ceiling light point.

Bathroom

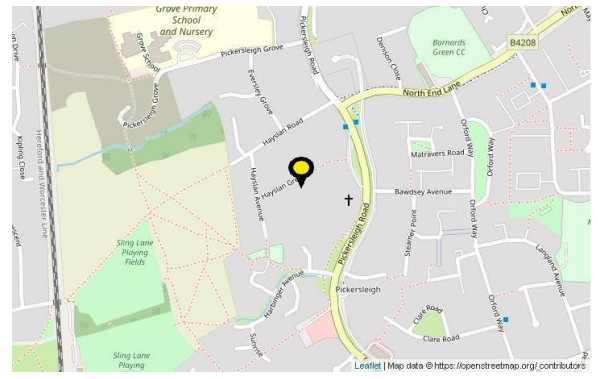
Fitted with a close coupled WC and wash hand basin set into a worktop with mixer tap and cupboard under. Panelled bath. Double glazed Velux skylight with views to hills. Further double glazed Velux skylight to side and radiator. Wall mounted extractor fan, LED downlighters and tiled splashbacks.

Outside

To the rear a paved patio extends away from the property and leads to a lawn enclosed by a hedged and fenced perimeter. Gated pedestrian access to side, strategically placed outside light points, water tap and to the right hand side is a covered **STORE** with further gated pedestrian access to front.

Directions

From the John Goodwin Malvern office proceed south along the A449 towards Ledbury. Take the first left hand turn into Church Street continuing down hill and through the traffic light controlled cross roads. On passing the sports complex on the left hand side, take the second left into Madresfield Road, continuing down to the roundabout. Here take the first exit onto Pickersleigh Road and continue to the traffic lights. Immediately turn left into Hayslan Road following the road round to the left and after a short distance the turning into Hayslan Green can be found on the left. Number 15 is on the right.



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 (71).



GROUND FLOOR
APPROX. FLOOR
AREA 728 SQ.FT.
(67.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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ESTD. 1981

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