

**JOHN  
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



**AN IMMACULATELY PRESENTED THREE BEDROOMED DETACHED PROPERTY BUILT TO A HIGH STANDARD IN 2021 IN AN EXCELLENT LOCATION ON AN EXCLUSIVE DEVELOPMENT CLOSE TO LOCAL AMENITIES. SPACIOUS AND VERSATILE ACCOMMODATION OVER 1380 SQUARE FEET. SOLAR PANELS, EXTRA FAST BROADBAND, OFF ROAD PARKING AND GARAGE, PRIVATE ENCLOSED REAR GARDEN. ENERGY RATING A. NO CHAIN**

**Poplar Gardens - Guide Price £475,000**

17 Poplar Gardens, Malvern WR14 1WE





# 17 Poplar Gardens

## Location & Description

Enjoying a convenient position approximately half a mile from the well served centre of Malvern Link where there is a comprehensive range of amenities including shops, bank, Lidl and Co-op supermarkets, two service stations along with eateries and takeaways.

Transport communications are excellent with Malvern Link railway station approximately twenty minutes by foot. Educational facilities are well catered for at both primary and secondary level in both the state and private sectors.

The wider facilities of Great Malvern are about a mile distant with further shops, banks, Waitrose supermarket and the renowned theatre and cinema complex and the Splash leisure centre.

## Property Description

17 Poplar Gardens is a beautifully presented, three bedroomed detached house built in 2021 to a high standard. It offers spacious and versatile accommodation with three double bedrooms, on a small modern estate with a fine outlook over a central green. Central heating, double glazing and solar panels. The rear garden is enclosed with a backdrop of mature trees to create a peaceful environment. There is off road parking and a detached garage with pedestrian access to rear. The garage is currently split into two, with the rear section converted into an office with insulation, light and power and laminate flooring, which could also be used as a home gym. The front section remains as the original garage. It is set back behind lawned foregarden and a pedestrian path leads to a double glazed front door set under a storm porch with external light. Door opening to

### Entrance Hall

Luxury vinyl flooring, two pendant light fittings, radiator and double doors to

### Cloakroom

Luxury vinyl flooring, spotlights, low level WC, vanity wash hand basin and cupboard under.

### Sitting Room 6.61m (21ft 4in) x 3.25m (10ft 6in)

Dual aspect with window to front and French style double glazed patio doors to rear giving access to the garden. Two radiators, carpet and two pendant light fittings.

### Kitchen Diner 6.61m (21ft 4in) x 3.28m (10ft 7in)

A sociable space for family living. Hardwood flooring, radiators, three double glazed windows to front, rear and side. Pendant light fitting, range of base and eye level units with worktops over, matching eye level cupboards, one and a half stainless steel sink with drainer and mixer tap. Built-in **DISHWASHER**, separate unit with built-in **FRIDGE FREEZER** and cupboards, built-in Bosch **OVEN** and **MICROWAVE**, and integrated Bosch gas HOB with extractor fan over.

### Utility Room

Space for washing machine, base and eye level unit, stainless steel sink with drainer and mixer tap. Small built in storage cupboard, luxury vinyl floor covering, UPVC double glazed door to outside. Ceiling light fitting, central heating thermostat and boiler.





## First Floor

### Landing

Carpet, access to loft space, airing cupboard with hot water cylinder. Pendant light fitting. Door to

### Bedroom 1 4.21m (13ft 7in) x 3.35m (10ft 10in)

Carpet, double glazed window to side and front, pendant light fitting, radiator and open to

### Dressing Room 3.33m (10ft 9in) x 2.30m (7ft 5in)

Pendant light fitting, double glazed window to rear, radiator (currently used as a home office) and door to

### En-Suite

Luxury vinyl wood effect flooring, partially tiled walls, radiator, low level WC, wall mounted wash hand basin with mixer tap. Tiled shower cubicle with mains power shower over, obscured double glazed window to rear, extractor fan and spotlights.

### Bedroom 2 3.46m (11ft 2in) x 3.30m (10ft 8in) max

Carpet, radiator, pendant light fitting, double glazed window to rear overlooking garden.

### Bedroom 3 3.30m (10ft 8in) 0 x 3.02m (9ft 9in) max

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

### Outside

The rear garden is securely gated from the driveway, utility or the French doors from the sitting room. Landscaped flower border with seating area from where to enjoys this secluded and peaceful setting. Mainly lawn to lawn with patio area leading to the pedestrian door of the garage. External lighting, SHED and outside tap.

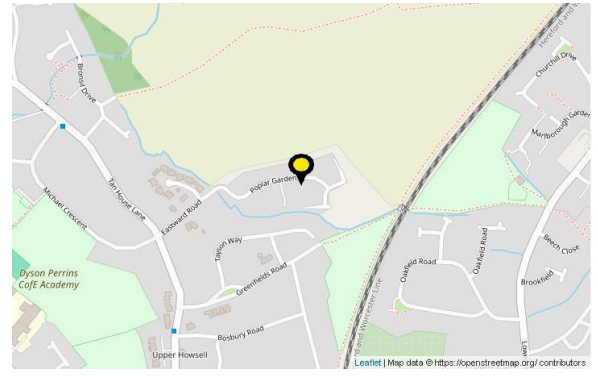
### Garage

Accessed via an up and over door to front or pedestrian door to rear. Currently split into two, with the rear section converted into an office with insulation, light and power and laminate flooring, which could also be used as a home gym. The front section remains as storage space.



## Directions

From the agents office in the centre of Great Malvern proceed north along the Worcester Road. After passing the railway station turn left into Howsell Road. Follow this route over a small roundabout into Upper Howsell Road which in turns leads to Tanhouse Lane. Pass the Co-op on the left and take the next right into Eastward Road and continue straight on until coming to the access to the development of Poplar Gardens, follow the road around and number 17 will be found on the left, 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 "E"

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 A (96).

GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.

1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1388 sq.ft. (128.9 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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## 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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