

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SITUATED IN A QUIET CUL-DE-SAC LOCATION A FOUR BEDROOMED DETACHED HOUSE WITH ENTRANCE HALL, SITTING ROOM, DINING ROOM, FITTED KITCHEN, UTILITY ROOM, CLOAKROOM, MASTER BEDROOM WITH EN-SUITE, THREE FURTHER BEDROOMS AND FAMILY BATHROOM, ENCLOSED, SOUTH FACING REAR GARDEN, AMPLE OFF ROAD PARKING, SINGLE GARAGE, GAS CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING D.

Lismore Green - Guide Price £375,000

6 Lismore Green, St Peters, Worcester, WR5 3UE



6 Lismore Green

Location & Description

The area of St Peters is located on the southerly outskirts of the city of Worcester being close to open countryside yet within easy reach of the local amenities which includes a Tesco store, Fish and Chip Shop, Takeaway, Church and village hall. Further and more extensive amenities are available in the nearby in Worcester itself.

Access to transport networks are excellent as the property is positioned near to Junction 7 of the M5 motorway bringing The Midlands, South West and South Wales into an easy commute. A regular bus service runs through the development connecting the neighbouring areas whilst mainline railway stations are available in Worcester and Worcester Parkway providing excellent links.

There is excellent schooling in the area both in the private and public sectors at primary and senior levels.

Property Description

6 Lismore Green is a modern detached house, originally built in 2000. The property is situated in a quiet cul-de-sac location of just eleven similar properties. Approached over a double width driveway allowing for ample parking and giving access to a garage. The house also has a lawned foregarden with shrub beds to either side.

The wooden front door with double glazed obscured fanlight opens to the accommodation which is set over two floors and benefits from gas central heating and double glazing. The accommodation in more detail comprises:

Storm Porch

With pitched tiled roof with wooden supports, under which is a wooden front door with obscured fanlight. Sensored light point.

Reception Hall

A welcoming space with two ceiling light points and stairs to first floor. Wall mounted thermostat controlled point, radiator, doors to dining room and sitting room (described later) and door to

Cloakroom

Low level WC, wall mounted wash hand basin with tiled splashbacks. Ceiling light point, ceiling mounted extractor fan. Radiator.

Sitting Room 4.52m (14ft 7in) x 3.54m (11ft 5in)

A lovely dual aspect room enjoying double glazed windows to front and side. Ceiling light point, coving to ceiling, two wall light points. Feature fireplace and hearth. Radiator.

Dining Room 2.89m (9ft 4in) x 3.92m (12ft 8in)

Positioned to the rear of the property and overlooking the garden through double glazed patio doors. Ceiling light point, coving to ceiling, radiators. A feature archway leads through to the kitchen (these two rooms could, with the relevant permissions become one, to make a generous family space).

Kitchen 2.89m (9ft 4in) x 3.35m (10ft 10in)

Fitted with a range of drawer and cupboard base units with roll edged worktops over and matching wall units. Integrated four ring gas **HOB** with **EXTRACTOR** over and single **OVEN** under. Stainless steel sink unit with mixer tap and drainer set under a double glazed window





that overlooks the south facing rear garden. Space and plumbing for dishwasher and undercounter white goods. Tiled splashbacks. A tiled floor flows throughout this area and through a doorway into

Utility Room 1.86m (6ft) x 1.47m (4ft 9in)

Stainless steel sink unit set into a worksurface with cupboard under. Floor mounted gas fired boiler, ceiling light point, tiled splashbacks. Space and connection point for washing machine. Wall mounted extractor fan, ceiling light point. Double glazed pedestrian door to side.

FIRST FLOOR

Landing

Ceiling light point, access to loft space, airing cupboard with double doors, useful shelving and electric heater. Door to

Master Bedroom 2.99m (9ft 8in) x 3.30m (10ft 8in) min to wardrobes

Double glazed window to rear, ceiling light point and radiator. Two sets of wardrobes with double doors incorporating hanging and shelf space. Door to

En-suite

Refitted with a modern white suite consisting of low level WC, pedestal wash hand basin and corner shower enclosure with thermostatically controlled shower over. Opaque glazed window to side, radiator, ceiling light point. Wall mounted extractor fan. Tiled walls.

Bedroom 2 2.99m (9ft 8in) x 2.71m (8ft 9in)

A double bedroom with two sets of wardrobes with double doors incorporating hanging and shelf space. Double glazed window to rear, ceiling light point and radiator.

Bedroom 3 2.68m (8ft 8in) x 2.84m (9ft 2in) to wardrobe

A further double bedroom with double glazed window to front, ceiling light point, radiator. Wardrobe with double doors incorporating hanging and shelf space.

Bedroom 4 2.11m (6ft 10in) x 3.56m (11ft 6in)

A generous single bedroom with double glazed window to front. Fitted wardrobe with double doors, hanging and shelf space. Ceiling light point and radiator.

Family Bathroom

Fitted with a modern white suite of low level WC, pedestal wash hand basin, panelled bath with dual head, thermostatically controlled shower over with rainfall shower and handheld unit. Tiled splashbacks, tiled floor. Radiator and ceiling light point. Wall mounted extractor, opaque glazed window to side.

Outside

To the rear a paved patio area extends across the rear of the house and leads to a lawn with beds to either side. The garden is enclosed by a fenced and hedged perimeter with gated pedestrian access to either side of the house to front. The garden further benefits from a **SHED** with power, outside tap and is south facing.

Single Garage 5.06m (16ft 4in) x 2.20m (7ft 1in)

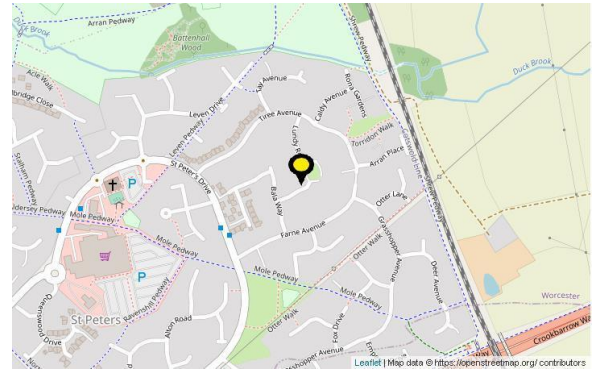
Up and over door to front, light and power, glazed wooden pedestrian door to side. It should be noted that the garage could be converted (subject to the relevant planning permissions being sought) to create additional accommodation to the house.

Agents Note

It should be noted that the vendors of this property is an employee of John Goodwin and therefore a connected person under the terms of the Estate Agents Act 1979.

Directions

From the motorway island at Junction 7 if the M5 head towards Worcester. At the next roundabout take the 1st exit signed Malvern. Continue along the dual carriageway at the next roundabout take the thirds exit onto St Peters Drive. Take the second right the first left into Farne Avenue the first right into Lismore Green. The property is the third house 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 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 by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (65).



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.



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk