

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED ONE BEDROOMED END OF TERRACE PROPERTY SITUATED IN A CUL-DE-SAC, ON A NO THROUGH ROAD IN A POPULAR RESIDENTIAL LOCATION. PRIVATE AND MATURE REAR GARDEN WITH VIEWS TO THE MALVERN HILLS. OFF ROAD PARKING, IDEAL FOR FIRST TIME BUYERS OR AN INVESTOR. ENERGY RATING 'C'. NO CHAIN**

## Shirley Close - Guide Price £175,000

17 Shirley Close, Malvern, Worcestershire, WR14 2NH





# 17 Shirley Close

## Location & Description

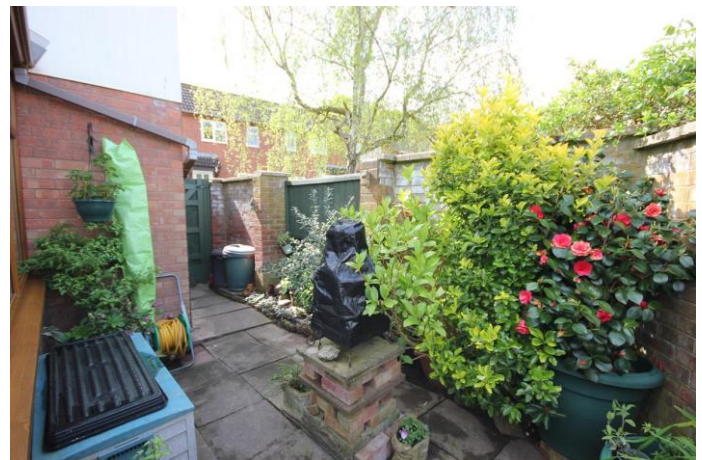
Enjoying a convenient location approximately a mile from the centre of Great Malvern where there is a comprehensive range of amenities including shops, banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The bustling centres of Barnards Green and Malvern Link are both less than a mile away and again offer a good range of independent shops, Co-Op supermarket, take aways, eateries and community facilities.

Transport communications are excellent with mainline railway stations at Great Malvern and Malvern Link which offer direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester and brings the Midlands, south west and south Wales into an easy commute. A regular bus service runs down Pickersleigh Road connecting the neighbouring areas with Worcester and Malvern.

## Property Description

17 Shirley Close is a well presented, end of terrace house benefitting from double glazing and gas central heating along with an enclosed front and rear garden. The vendors have maintained the property during their occupancy by replacing the fuse board in 2023 and the installation of a Magnet kitchen. The accommodation comprises a sitting room, kitchen, conservatory, bedroom and a bathroom. It offers a purchaser the opportunity to put their own stamp on the property, ideal for a first time buyer or an investor.

The property is located on a quiet cul-de-sac, enjoying a private setting and fine views towards the Malvern Hills. It sits behind a fenced and gated foregarden which is laid to lawn and benefits from mature shrubs to the front and a planted bark border. A pedestrian path leads to a UPVC front door. A path also leads to a side access to the house.







The accommodation in details comprises:

**Sitting Room 4.88m (15ft 9in) x 4.26m (13ft 9in) max**

Entered directly from the front door to an entrance are with storage cupboard, new fusebox, carpet, ceiling light fitting and space for coats. The main sitting room is light and airy, carpet, pendant light fitting, radiator, glazed sliding door to conservatory and kitchen. Stairs to first floor.

**Kitchen 2.40m (7ft 9in) x 1.99m (6ft 5in)**

Range of Magnet base and eye level units with worktop over. Built in OVEN and gas HOB, extractor fan, WASHING MACHINE, sink with mixer tap, partially tiled walls, tiled flooring, ceiling light fitting, space for fridge freezer and double glazed window to front overlooking the well maintained forgarden.

**Conservatory 3.04m (9ft 10in) 0 x 2.68m (8ft 8in)**

Built of brick and UPVC construction. Double glazed windows with view to the Malvern Hills and double glazed French doors giving access to the garden. New blinds have recently been fitted. Carpet, radiator, electrics and pendant light fitting.

First Floor

**Landing**

Carpet, loft access point, airing cupboard housing the boiler, double glazed to front and door to

**Bedroom 3.28m (10ft 7in) x 3.25m (10ft 6in)**

Carpet, double glazed window rear with view towards the hills, pendant light fitting, radiator.

**Bathroom**

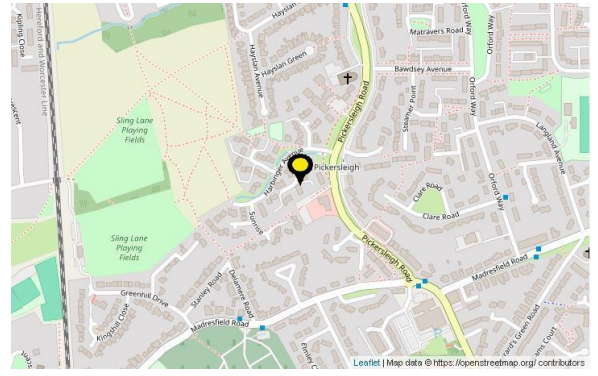
Carpet, heated towel radiator, tiled walls obscured double glazed window to front, vanity wash hand basin with cupboard under, low level WC, bath with Mira electric shower over and separate taps. Ceiling light fitting and wall light.

**Outside**

off road parking can be found adjacent to the property. The private, secure and private rear garden is access from a side gate or the conservatory. The rear garden is walled and designed for ease of maintenance, laid to patio, planted borders, base for seating area from where there are fine views to the Malvern Hills.

## Directions

From the agent's office in Great Malvern proceed down Church Street over a set of traffic lights and take the fifth turning to the left into Madresfield Road. Continue down to the mini roundabout and turn left onto Pickersleigh Road. Take the second left turn into Harbinger Avenue and then immediately left into Shirley Close, where the property can be found on the right hand side as indicated by the agent's 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

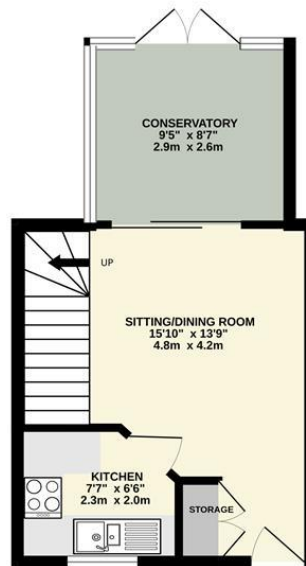
COUNCIL TAX BAND 'B'

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

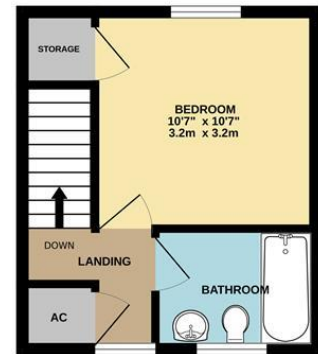
## EPC

The EPC rating for this property is C (72).

GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA: 518 sq.ft. (48.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing particulars, 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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