

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SUPERBLY POSITIONED DETACHED THREE BEDROOM BUNGALOW AFFORDING FINE VIEWS TO THE MALVERN HILLS AND HAVING A WONDERFUL WRAP AROUND GARDEN AND BENEFITTING FROM GAS CENTRAL HEATING, DOUBLE GLAZING AND OFF ROAD PARKING. EPC RATING "D"**

## Chace Bungalow - Guide Price £475,000

93 Upper Welland Road, Upper Welland, WR14 4JU

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# Chace Bungalow

## Location & Description

The property enjoys a convenient position in the very popular village of Upper Welland just over three miles south of the well served cultural and historic town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. More local facilities can be found in the nearby village of Welland which is less than a mile away. Here there is a village stores, Post Office and a primary school. The busy riverside town of Upton upon Severn is just over four miles where there are further shops, several pubs, a small supermarket and Doctors surgery. The town is also well known for its summer music and water festivals and for its riverside marina. Transport communications are good. Junction 1 of the M50 south of Upton upon Severn is only about seven miles and Junction 7 of the M5 motorway at Worcester is only twelve miles. There is also a mainline railway station in Great Malvern. This provides direct access to The Midlands, South West and to London.

Educational needs are well catered for. The area has a deserved reputation for the quality of its schools at both primary and secondary levels and in the state and private sectors. These are all within easy striking distance of the property itself.

For those who need to walk the dog or enjoy the outdoor life the network of paths and bridleways that criss-cross the Malvern Hills are less than five minutes away by car and the Severn Valley is also nearby. St Wulstan's Nature Reserve is within walking distance.

## Property Description

Chace Bungalow is a wonderfully positioned detached bungalow situated within this highly regarded and most popular village location of Upper Welland. One of the key selling points of the property is the superb westerly views the bungalow enjoys to the Malvern Hills whilst to the southerly aspect further views are on offer. The garden wraps around the property to all sides and is planted with a variety of shrubs, specimen trees and herbaceous borders.

The property is initially approached from Assarts Lane and opens to allow parking for vehicles. A paved pedestrian path leads from the driveway across the front of the property, which is south facing and having a large lawned area enclosed by a hedged and fenced perimeter with shrub beds, described in more detail later.

A double glazed UPVC front door with matching side panels opens to the living accommodation benefitting from gas central heating and double glazing.

The living accommodation in more detail comprises:

## Entrance Porch

Ceiling light point, double glazed wooden door with obscured glazed panels opens through to

## Reception Hallway 3.85m (12ft 5in) x 2.11m (6ft 10in)

Being a welcoming space with ceiling light point and period decorative picture rail. Radiator. Period doors opening to three bedrooms and bathroom (described later), further panelled period door to dining room and matching door opening through to

## Sitting Room 4.03m (13ft) x 3.72m (12ft)

Being a wonderful dual aspect space flooded with natural light through the double glazed window to front and westerly double glazed window to side affording fine views of the Malvern Hills. A focal point of this room is the living flame effect gas fire set into a feature wooden fire surround with marble effect back and hearth. To either side of the fireplace is shelving with useful cupboard under to the right hand side. Ceiling light point, radiator, decorative picture rail.





### Dining Room 3.61m (11ft 8in) x 3.10m (10ft)

A versatile space positioned to the side of the property and enjoying a double glazed window with a double glazed pedestrian door opening to the garden and giving views up to the Malvern Hills. Ceiling light point and radiator. Useful shelving with cupboard under and to the side is a storage cupboard housing the wall mounted boiler. A glazed wooden door opens through to

### Kitchen 3.72m (12ft) x 3.10m (10ft)

Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units with lights under and incorporating corner shelf. There is a range of integrated appliances including a four ring stainless steel gas **HOB** with extractor over and eye level **DOUBLE OVEN**, as well as space under counter for fridge and freezer. Set under the double glazed window with views over the garden to Worcester beyond over the rooftops is a one and a half stainless steel sink unit with mixer tap and drainer. Ceiling light point, tiled splashback, radiator. Built-in wine rack and double glazed UPVC door opening through to

### Conservatory (12ft 7in) x 2.11m (6ft 10in)

Positioned to the east aspect of the house and enjoying double glazed windows to two sides, one of which incorporates the double glazed UPVC pedestrian door to garden. Composite lantern style roof. Space and connection point for washing machine, light point.

### Master Bedroom 3.97m (12ft 10in) x 3.72m (12ft)

Situated at the front of the property this double bedroom has a south facing double glazed window and glimpses of the Malvern Hills. Ceiling light point, decorative picture rail and radiator. To one wall there are built-in wardrobes with sliding doors incorporating hanging and shelf space.

### Bedroom 2 4.03m (13ft) x 3.04m (9ft 10in)

Double glazed window. A further double bedroom with ceiling light point, decorative picture rail and radiator. Period cast iron fireplace mantle.

### Bedroom 3 2.92m (9ft 5in) x 2.01m (6ft 6in)

A flexible room currently set up as the office with a double glazed window overlooking the garden. Radiator, ceiling light point.

### Bathroom

Fitted with a panelled bath with mixer tap and shower head fitment and a close coupled WC set into unit incorporating drawer and cupboards as well as work surfaces. Pedestal wash hand basin, splashbacks in complimentary tiling, obscured double glazed window. Ceiling light point. Wall mounted heated towel rail. Loft access point, pulldown ladder being part boarded, a useful storage area.

### Outside

One of the wonderful features of this property is the wrap around garden to all sides of this fabulous bungalow and from many aspects fantastic views are on offer, not only up to the Malvern Hills across rooftops to the Severn Valley to the north. Across the front of the property is a large paved area giving access to the front door but also allowing a wonderful seating area which continues round to the side where there is a large **SHED**. The front garden is south facing with a large lawned area, paved pedestrian path leading to a gate giving access to Upper Welland Road. This part of the garden is enclosed by a hedged and fenced perimeter interspersed with a number of apple trees as well as two plum trees, herbaceous and planted beds. To the rear of the property is a further enclosed garden with gated pedestrian access to either side. There is a further raised, paved seating area leading to a path splitting the lawn in half and giving access to two wooden **SHEDS**. There are further planted beds, an Apple and Damson tree. This area is enclosed by a fenced perimeter. The garden further benefits from an outside water tap and strategically placed light points.

### Agents Note

It should be noted that there appears to be cement based asbestos roof slates on the property and this has been factored into the asking price of the property.

## Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road leaving the town and continuing towards Ledbury passing a Texaco filling station on your right hand side. Approximately quarter of a mile after this filling station and just after a primary school on your left hand side turn left down a narrow road (Upper Welland Road). Follow this route downhill for 0.3 miles and turn left into Assarts Lane where the driveway for the bungalow can be found immediately on the right hand side.



## 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 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

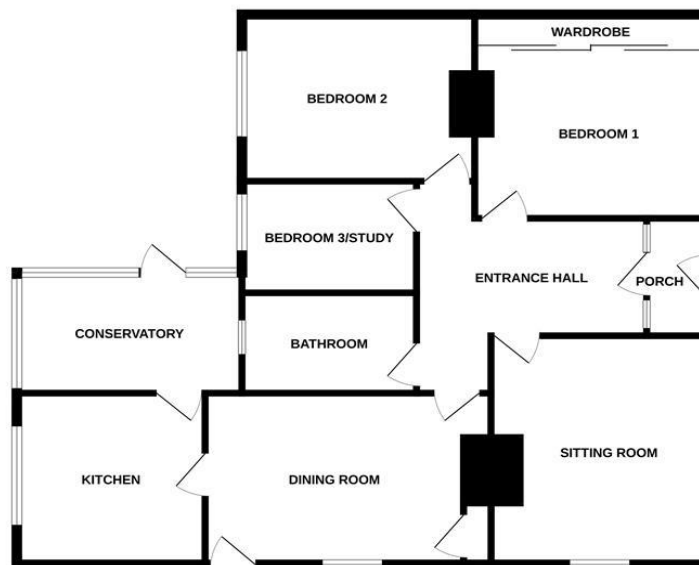
COUNCIL TAX BAND "D"

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 D (60).

GROUND FLOOR  
1026 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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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