

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A SPACIOUS EXTENDED SEMI DETACHED BUNGALOW SET ON A LARGE CORNER PLOT IN A QUIET CUL-DE-SAC CLOSE TO LOCAL AMENITIES. LARGE, LOW MAINTENANCE GARDEN WITH VIEWS TO THE MALVERN HILLS, OFF ROAD PARKING AND GARAGE. ENERGY RATING 'D'

Meadway - Guide Price £290,000

41 Meadway, Malvern, WR14 1SB



41 Meadway

Location & Description

Located in a popular residential area close to good local amenities of shops and bus services in Upper Howsell Road. The centre of Malvern Link is within easy access and has a wide range of shops, bank, Post Office, restaurants, takeaways, bus services and Doctor and Dental surgeries. Also close by is the retail park with Marks & Spencer, Boots, Next, Morrison's and many other well known stores.

Great Malvern has a further range of shops, Post Office, banks, building societies, restaurants and the Waitrose supermarket. Malvern as well as being famous for its range of hills is also renowned for its theatre complex with concert hall and cinema together with having many recreational and sporting facilities available including the Splash leisure centre and Manor Park Sports Club.

Transport communications are excellent with mainline railway stations in Malvern Link and Great Malvern having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about seven miles distant bringing The Midlands and most parts of the country within a convenient commuting time.

Property Description

The property, which has been extended to the rear sits on a large corner plot with a low maintenance tiered foregarden that is mainly laid to gravel with planted beds. Central steps lead to the house and the main entrance which is located to the side of the property there is a further gravel terrace with views to the Malvern hills, interspersed with specimen shrubs. There is off road parking and a garage. It has gas fired central heating and double glazing and from the rear patio doors open to a landscaped rear garden offering views to the Malvern Hills.

The accommodation in more detail comprises:

Composite front door leads to

Entrance Hall

Space for coats, laminate wood flooring, pendant light fitting, radiator, loft hatch with boiler and built in ladder. Doors to all rooms.

Kitchen And Utility Space 6.14m (19ft 10in) x 3.04m (9ft 10in)

Part of the rear extension and offering an open plan, a light and airy environment with laminate flooring, two ceiling light fittings, two double glazed windows to side overlooking the garden. Double glazed window and door overlooking and leading to the garden. Range of base and eye level units with wood effect worktops over, stainless steel sink and drainer with mixer tap, OVEN, Electra FRIDGE FREEZER, DISHWASHER, WASHING MACHINE and TUMBLE DRYER. Radiators and separate worktop with space for white goods under. Partially tiled wall and door to





Dining Room 3.33m (10ft 9in) x 3.04m (9ft 10in)

An open environment with access to the sitting room. Carpet, radiator, ceiling light fitting, sliding double glazed UPVC doors to an enclosed patio area and offering views to the hills. Obscure glazed side panels.

Sitting Room 4.93m (15ft 11in) x 3.59m (11ft 7in)

Carpet, ceiling light fitting, natural light tunnel, fireplace with slate hearth, gas fire, radiator and obscure glazed window and door to hall.

Bedroom 1 4.11m (13ft 3in) x 3.56m (11ft 6in)

Double glazed window to front, carpet, radiator, built in cupboard, boiler controls, space for wardrobes, ceiling light fitting, spotlights.

Bedroom 2 3.07m (9ft 11in) x 3.04m (9ft 10in)

Laminate flooring, double glazed window to front, radiator, space for double bed and wardrobes and spotlights.

Bathroom

Vinyl flooring, double glazed obscure window to side, tiled walls, corner bath with electric Triton shower over and mixer tap. Close coupled WC, wall mounted wash hand basin, chrome heated towel radiator.

Outside

The property is situated on a large corner plot with off road parking and a garage. A path leads from the parking area to the rear enclosed patio which is enclosed by a brick wall with two gated entrances. The patio area has shrub borders and a raised corner feature, a new Pergola and offers views to the Malvern Hills. A pedestrian door gives access to the kitchen and sliding double glazed doors give access to the dining room. The remainder of the garden is at the front and side of the house and offers a mix of gravelled feature sections and tiered flower borders. The garden enjoys south and west facing aspect.

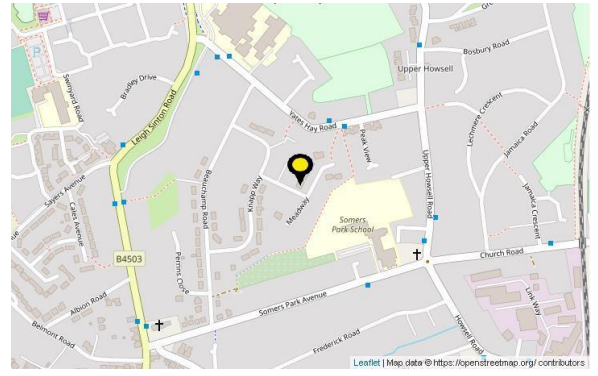
Garage 4.93m (15ft 11in) x 3.23m (10ft 5in)

Light and power, pedestrian door to side.



Directions

From the agents office in Great Malvern proceed north along the A449 towards Worcester and Malvern Link. At the traffic lights at Link Top turn left towards Leigh Sinton and continue into Newtown Road and Leigh Sinton Road. On seeing Dyson Perrins School turn right into Yates Hay Road. Take the first turning right into Beauchamp Road and then first left into Knapp Way. Follow the road around, turning left again into Meadway. Number 41 will then be seen almost 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

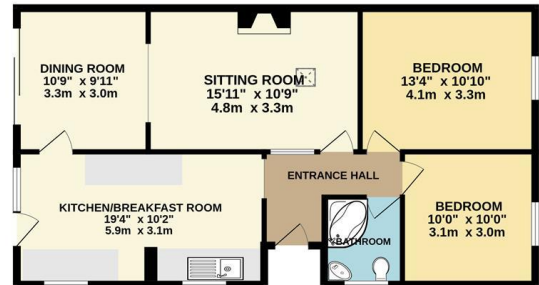
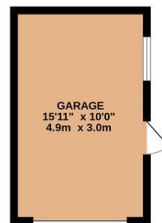
COUNCIL TAX BAND 'C'

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 D (67).

GROUND FLOOR
953 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 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.