

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A TRADITIONAL TWO STOREY DETACHED CHALET BUNGALOW OFFERING EXTREMELY GENEROUS ACCOMMODATION IN AN EXCLUSIVE CUL-DE-SAC WITHIN WALKING DISTANCE OF ST JOHNS AND CURRENTLY COMPRISING A PORCH, RECEPTION HALL, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, CLOAKROOM WITH WC, FIVE BEDROOMS (ONE WITH AN EN-SUITE BATHROOM AND ANOTHER WITH EN-SUITE DRESSING AREA), FAMILY BATHROOM, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, EXTENSIVE PRIVATE PARKING, DOUBLE GARAGE AND A GOOD SIZE MATURE GARDEN. ENERGY RATING D. NO CHAIN

Link Elm Close – Guide Price £550,000

6 Link Elm Close, St Johns, Worcester, WR2 4NG



6 Link Elm Close

Location & Description

The property enjoys a very convenient location in one of Worcester's most favoured residential areas, less than half a mile from St. Johns where there is an excellent choice of local amenities. The centre of Worcester itself is only just over a mile distant where, as one might expect, there is a comprehensive choice of facilities including shops of every description, entertainment and places to eat out. Educational facilities are second to none in both the state and private sectors and sporting facilities are readily available. The property is within immediate striking distance of the River Severn, The Cathedral and New Road which is the home of Worcestershire County Cricket Club. Transport communications are also second to none. There is a mainline railway station in the city providing good access to all parts of the UK and Junction 7 of the M5 motorway is only about ten minutes drive. Great Malvern and the Malvern Hills are only about six miles.

Property Description

6 Link Elm Close is a traditional two storey detached chalet bungalow, originally built in the 1980's. Though it does require some general updating it offers extremely generous accommodation (1797 sq. ft). On the ground floor an entrance porch leads into a reception hall, off which there is a large lounge, a dining room, a good size kitchen/breakfast room (with a number of integrated white goods including a washing machine, hob, double oven, dishwasher and fridge), a cloakroom with WC, and three bedrooms, one of which has its own en-suite bathroom (with bath and separate shower). On the first floor a landing leads to two more bedrooms, one of which has its own en-suite dressing area. Here also there is a family bathroom. The property has gas fired central heating and double glazed windows. Light fittings and fitted bedroom furniture, carpets, curtains and blinds will all remain. Outside the bungalow enjoys a pleasant approach over a driveway capable of accommodating several vehicles and leading to a large double garage. The mature garden is mainly laid to lawn and is enclosed by a variety of well established and colourful shrubs and trees that provide a pleasant private setting.

Ground Floor

Enclosed Entrance Porch

Double glazed entrance door and window, light and solid timber inner entrance door to

Reception Hall

Radiator, access to roof space, understairs cupboard, stairs to first floor.

Lounge 5.52m (17ft 10in) x 4.52m (14ft 7in)

Radiator, fireplace with stone surround, timber mantel and stone hearth. Double glazed window to rear aspect, double glazed bow window to front aspect.

Dining Room 4.21m (13ft 7in) x 3.41m (11ft)

Radiator, double glazed sliding patio doors leading into rear garden. Door also to

Kitchen/Breakfast Room 4.65m (15ft) x 3.38m (10ft 11in)





One and a half bowl single drainer stainless steel sink with mixer tap, full range of floor and eye level cupboards with extensive worksurfaces and tiled surrounds. Integrated white goods including a **DOUBLE OVEN**, four ring electric **HOB** with stainless steel extractor canopy above, **WASHING MACHINE**, **DISHWASHER** and **FRIDGE**. Central heating programmer, radiator, double glazed door into rear garden and door also leading back to hall.

Cloakroom

Close coupled WC, wash basin with tiled splashback above, radiator and double glazed window.

Bedroom 4.23m (13ft 8in) x 3.64m (11ft 9in)

Radiator, double glazed bow window and door leading to

En-suite Bathroom 3.66m (11ft 10in) x 1.86m (6ft)

Half tiled and having panelled bath, vanity wash basin, close coupled WC, tiled shower cubicle, two towel rails, radiator and two double glazed windows.

Bedroom 3.59m (11ft 7in) x 2.58m (8ft 4in)

Radiator, double glazed window to side aspect.

Bedroom 2.79m (9ft) x 2.51m (8ft 1in)

Radiator and double glazed window to front aspect.

First Floor

Landing

Radiator, Velux window, airing cupboard with hot water cylinder, immersion heater and slatted shelving.

Bedroom 4.34m (14ft) x 3.64m (11ft 9in) max (10'10 min)

Two built in wardrobes, radiator, double glazed window to front aspect and Velux to rear aspect.

En-suite Dressing Area 2.79m (9ft) x 2.66m (8ft 7in)

Radiator, Velux window, three drawer dressing table and worktop.

Bedroom 4.44m (14ft 4in) x 3.41m (11ft)

Radiator, fitted shelving and double glazed window to rear aspect.

Bathroom 3.56m (11ft 6in) x 1.70m (5ft 6in)

Half tiled and having panelled bath with shower over, tiled surround and folding shower screen. Pedestal wash basin, close coupled WC, radiator, two towel rails, mirrored cabinet and Velux window.

Outside

A tarmac driveway provides off road parking for several vehicles and leads directly to the

Double Garage 5.58m (18ft) x 5.19m (16ft 9in)

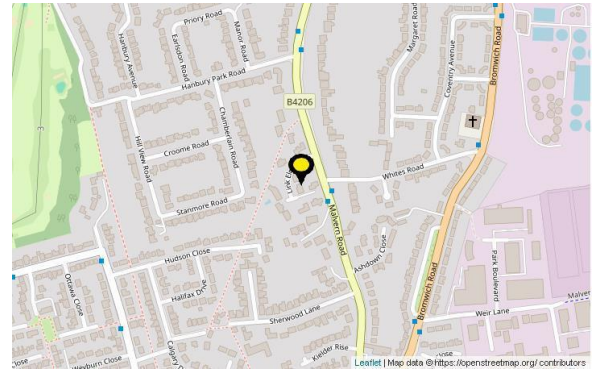
Twin up and over doors, gas fired central heating boiler, window to rear aspect, power and lighting, access to loft space, tap and glazed door leading into rear garden.

The front garden is mainly laid to lawn with mature shrubs and trees, well established borders and hedged boundaries. The lawn continues via the side of the house where there are more mature shrubs, trees and hedging to the rear of the property where there is a similar theme of lawn, a small paved seating area, mature shrubs and trees and a series of four trellised archways supporting climbing Roses, Clematis and Honeysuckle. In one corner of the rear garden there is a **STORE** 8' x 5' of timber construction.



Directions

From Worcester city centre proceed west across the river bridge into New Road with the cricket ground on your left hand side. Continue straight on at the first island into the Bull Ring and bear left at the next set of traffic lights into Malvern Road. Continue along this route for some distance before turning right into Link Elm Close. Number 6 is at the head of the cul-de-sac.



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

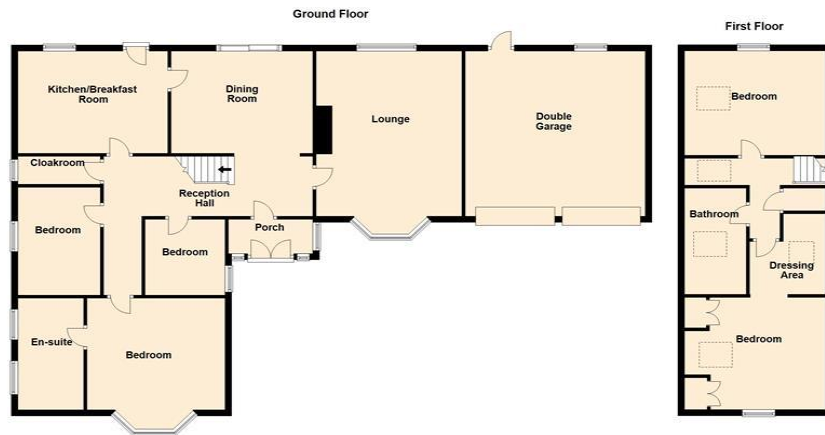
Council Tax

COUNCIL TAX BAND "F"

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 (61).



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total area measurements do not include garages or any outbuildings unless specified. - copyright: Emap Ltd. Plan produced using Planific.

6 Link Elm Close, Worcester



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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.
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