

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**AN IMPOSING PERIOD DETACHED HOUSE IN AN ELEVATED POSITION ON A GENEROUS PLOT AFFORDING FINE AND FAR REACHING PANORAMIC VIEWS ACROSS THE SEVERN VALLEY TO BREDON HILL AND THE COTSWOLDS BEYOND. VERSATILE ACCOMMODATION OVER TWO FLOORS. DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING ENERGY RATING "D"**

## Wells Road - Guide Price £685,000

89 Wells Road, Malvern, WR14 4PB





# 89 Wells Road

## Location & Description

Located in a convenient position south of the Victorian Spa town of Great Malvern. The town offers a comprehensive range of amenities including shops, banks, Waitrose supermarket and the renowned theatre and cinema complex as well as the Splash leisure pool and gymnasium. A well stocked convenient store is positioned a short walk from the property with further amenities available on the retail park in Townsend Way or in the city of Worcester.

Transport communications are well catered for with a mainline railway station in Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 1 of the M50 at Upton and Junction 7 of the M5 at Worcester brings The Midlands and South West into an easy commute.

The area is well served by an excellent choice of schools at both primary and secondary levels in the state and private systems.

## Property Description

89 Wells Road is a characterful detached property offering period character and charm coupled with the amenities of modern day living. The house offers flexible and versatile accommodation all set around the east facing views which are panoramic over the Severn Valley to Bredon Hill and The Cotswolds beyond.

The property is set back from the road behind a foregarden with raised beds planted with a variety of flowers, shrubs and enclosed by a mature hedged perimeter. A block paved, gated driveway leads down and opens up to allow parking for vehicles and gives access to a wooden front door with leadlight insets and side panels that opens to the accommodation which is in excess of 1,300 sq.ft overall and benefits from gas central heating and double glazing.

The accommodation in more detail comprises:

## Reception Hall

A welcoming space with tiled floor flowing throughout. Open wooden balustraded staircase to first floor with useful understairs storage cupboard and recess. Wall mounted thermostat control point, ceiling light point, radiator. Door to dining kitchen, feature archway giving access to the lounge and a further wooden door with obscure glazed insets into

## Cloakroom

Victorian style, high level WC, wall mounted wash hand basin. Ceiling light point. Quarry tiled floor. Useful storage cupboard.

## Dining Kitchen

Positioned to the rear of the property and enjoying fabulous views over the rear garden to the Severn Valley beyond. This is a family orientated space which is currently divided into two main areas of

## Dining Area 3.69m (11ft 11in) x 4.88m (15ft 9in)

Double glazed window to front with views. Ceiling light point, radiator. Useful storage cupboard and built-in larder and open to

## Kitchen 4.23m (13ft 8in) max x 2.17m (7ft)

Fitted with a range of cream fronted, drawer and cupboard base units with granite worktop over, set into which is a Belfast sink with mixer tap. Range of integrated appliances including a four ring AEG gas **HOB** with extractor over and a **DISHWASHER**. Space and connection point for washing machine, matching wall units incorporating display cabinets and plate rack. In set LED downlighters and double glazed, double door open to the rear terrace. Continued tiled flooring and door to

## Side Lean To

Glazed windows to two sides, space and connection point for washing machine. Door to front.







#### **Lounge 4.57m (14ft 9in) x 3.69m (11ft 11in)**

Accessed from the reception hall and having a beautiful picture double glazed window with fantastic views to Bredon Hill across the Severn Valley. Feature fireplace with woodburning stove, radiator with built in bookshelf to one wall, four panelled pine door opens to

#### **Sitting Room 4.52m (14ft 7in) x 4.37m (14ft 1in)**

Double glazed patio doors open to the rear garden and afford the fine views on offer. Further double glazed windows to side. Wall light point, radiator and feature fireplace with sandstone hearth and wooden mantel. Gas fired wood burner effect stove.

#### **Landing**

Beautiful leadlight obscure glazed windows with secondary double glazing. Access to part boarded loft space with pulldown ladder which, subject to the relevant permissions being sought, there is potential for conversion of this space into additional accommodation. Two radiators, decorative picture rail to inner landing and door to

#### **Bedroom 4 2.66m (8ft 7in) x 3.30m (10ft 8in)**

Double glazed window to rear with superb views. Radiator and ceiling light point.

#### **Bedroom 3 3.69m (11ft 11in) x 3.75m (12ft 1in)**

Double glazed window to rear. Ceiling light point and radiator. A generous double bedroom with period skirting.

#### **Bathroom**

Fitted with a close couple WC with a vanity wash hand basin with mixer tap set onto a wooden worktop with further drawers and cupboards under. Panelled bath with mixer tap and shower over. Tiled splashbacks, obscure double glazed window to side, inset ceiling spotlights, radiator and wood flooring.

#### **Inner Landing**

Ceiling light point, radiator and door to

#### **Bedroom 1 3.30m (10ft 8in) x 3.66m (11ft 10in)**

A further double bedroom with double glazed window to rear taking in the fine views. Decorative picture rail, ceiling light point, radiator. Door to

#### **Jack n Jill En Suite**

Fitted with a modern white suite consisting of a low level WC, pedestal wash hand basin, shower enclosure with Mira Sport electric shower, Inset ceiling spotlights, radiator, ceiling mounted extractor fan, tiled splashbacks and door to

#### **Bedroom 2 4.52m (14ft 7in) x 2.94m (9ft 6in) min 14'1 max**

A good size double bedroom with dual aspect windows to side and rear. Ceiling light point, coving to ceiling and radiator.

#### **Outside**

The property sits in generous grounds with the majority being laid to the east and south aspect of the house and wrap around it beautifully to three sides. The garden is private and secluded and not overlooked and are enclosed by mature hedged and fenced perimeters with gated pedestrian access to front. The established garden has various lawned tiers with shaped beds planted with a variety of plants and shrubs displaying colour and vibrance throughout the year. Directly to the rear of the house is decked seating area where the pleasantries of this fantastic setting can be enjoyed and steps lead down to a formal lawn and circular patio. Within the garden there are a number of specimen trees including Willow and Acers to name but a few. The garden continues to the south aspect with further lawn areas and beds. There is outside lighting points, power sockets and an outside tap.

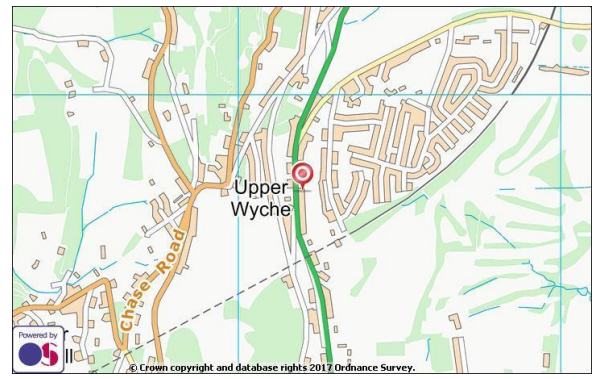
#### **Workshop 7.98m (25ft 9in) x 2.94m (9ft 6in)**

No access available for vehicles but could easily be converted back to a garage. Pedestrian door to front with windows to side and front, light and power.



## Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. Leave the outskirts of town, passing across Peachfield Common and past the Railway Inn on your right hand side. Continue for a few hundred yards where the entrance to number 89 will be seen on the left hand side, as indicated by the agents For Sale board.



## 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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal verification) 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

Strictly by appointment through the Agents Malvern office. (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

Energy Rating D (60)

GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 1717 sq.ft. (159.5 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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