

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A LIGHT AND AIRY THREE BEDROOMED MODERN SEMI-DETACHED PROPERTY BUILT IN 2019, QUIET AND POPULAR RESIDENTIAL AREA PROVIDING GREAT ACCESS TO THE LOCAL AMENITIES OF BARNARDS GREEN. OFF ROAD PARKING, ENCLOSED SOUTH FACING REAR GARDEN, PUBLIC FOOTPATHS NEARBY TO ENJOY HOURS OF WALKING. SEPARATE THERMOSTATIC CONTROLS TO FIRST AND GROUND FLOORS. EN-SUITE AND DOWNSTAIRS WC. EPC RATING 'B'

Grindrod Place - Guide Price £270,000

3 Grindrod Place, Malvern, WR14 3FB



3 Grindrod Place

Location & Description

The house is positioned close to Peachfield and Poolbrook common on the outskirts of Barnards Green.

The local amenities of Barnards Green offer a range of independent shops, a Co-op supermarket, eateries, restaurants, takeaways and community facilities. A wider range of facilities are available on the retail park in Townsend Way where there are a number of high street names or in the Victorian hillside town of Great Malvern where there is a Waitrose supermarket and the renowned theatre with concert hall and cinema.

Educational facilities are well catered for at both primary and secondary levels in the private and state sectors.

Transport links are excellent with a mainline railway station at Great Malvern with links to Worcester, Birmingham, London, Hereford and South Wales whilst the M5 motorway positioned just outside Worcester brings The Midlands, South West and South Wales into an easy commute.

Property Description

3 Grindrod Place is a low maintenance and well presented three bedroomed semi-detached property in a fantastic, quiet and sought after residential area. The property benefits from tandem parking and a low maintenance, well maintained enclosed south facing rear garden. The main bedroom benefits from an en-suite and the property has a downstairs WC.

The property is set back from the road behind a hedged border and a lawned foregarden with a paved pathway leading to the front door. Tandem off road parking can be found to the side of the property. A composite UPVC obscured glazed front door sat underneath a storm porch opens to the

Entrance Hall

Carpet, ceiling light fitting, radiator, doors to sitting room and downstairs WC.

WC

Vinyl flooring, pedestal wash hand basin with mixer tap over and tiled splashback, low level WC, radiator, ceiling light fitting and extractor fan.

Sitting Room 5.45m (17ft 7in) x 3.51m (11ft 4in) (max point)

Double glazed window to the front overlooking the foregarden. Two radiators, carpet, pendant light fitting, understairs storage cupboard with wi-fi box and further power sockets, door to the kitchen diner and stairs to first floor.

Kitchen Diner 4.73m (15ft 3in) x 3.80m (12ft 3in) (max point)

A sociable space for family living. Light and airy space, room for dining table, vinyl flooring, one ceiling light fitting and one pendant light fitting, french doors providing access to the lovely south facing rear garden, a range of base and eye level units with wooden effect worktop over, built-in OVEN and GRILL with gas HOB and extractor fan, 1.5 stainless steel sink and drainer with mixer taps over, double glazed window overlooking the garden, Combination boiler located in a separate cupboard. Space for dishwasher, space for fridge/freezer, space for washing machine. Fuse board.





First Floor Landing

Doors to all rooms, loft access point, two airing cupboards and two pendant light fittings with carpet.

Bedroom 1 3.49m (11ft 3in) x 2.99m (9ft 8in)

Carpet, radiator, double glazed window overlooking the rear garden, pendant light fitting and door to en-suite.

En-suite

Vinyl flooring, double glazed obscured window to the rear, low level WC, wall mounted sink and mixer taps over with tiled splashbacks, tiled shower cubicle with mains powered shower, spotlight, extractor fan, shaver point, radiator and pendant light fitting.

Bedroom 2 3.35m (10ft 10in) x 2.48m (8ft)

Double glazed large window to the front, carpet, radiator, pendant light fitting.

Bedroom 3 2.32m (7ft 6in) x 2.14m (6ft 11in)

Carpet, double glazed to the front, radiator, pendant light fitting.

Bathroom

Vinyl flooring, radiator, double glazed obscured window to the side, wall mounted sink with mixer tap over and tiled splashback, partially tiled walls, ceiling light fitting, extractor fan, low level WC, bath with mixer tap over. Tiled shelf and shaving point.

Outside

Rear Garden

The secure, elongated, south facing rear garden is accessed either by the side gate from the parking area or by the french doors from the kitchen diner. The garden is mainly laid to lawn with a patio area by the french doors, further standing patio with the garden SHED which will be staying. External electric socket and electric sensed light.

Agents Note

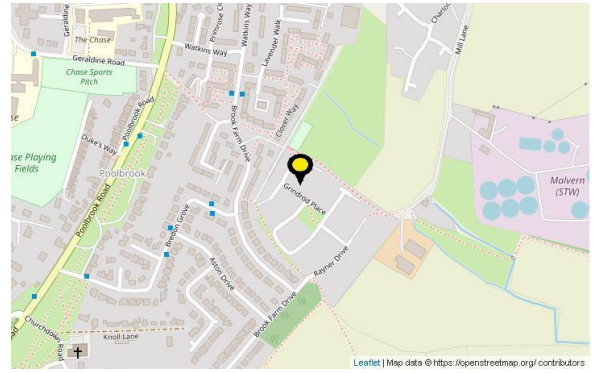
There is an annual service charge for maintenance and upkeep of the green areas of approximately £195.00 per annum and paid until August 2024

The vendors have made us aware that Japanese Knotweed was detected in the vicinity prior to development. The Japanese Knotweed has been treated and removed by a specialist company and is now covered under an insurance policy. It has been five years since the house was built and there has been no evidence of its return.



Directions

From the agent's office in Great Malvern proceed down Church Street heading towards Barnards Green. Straight on at the crossroad traffic lights in Church Street, carrying on down to the roundabout in Barnards Green. Take the third exit continuing straight on through the shopping precinct for approximately 0.3 miles and turn slightly right into Poolbrook Road. Proceed for 0.6 miles after which turn left into Bredon Grove. Take the first right into Aston Drive and continue to the 'T' junction. Turn left at this junction and Grindrod Place is the first road on the left and number 3 can be found on the left 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

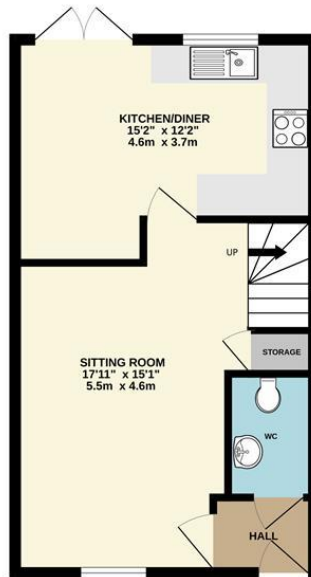
COUNCIL TAX BAND 'C'

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

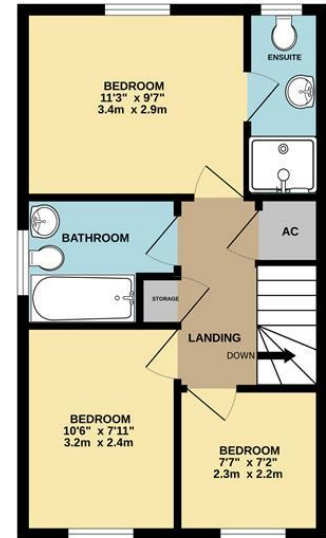
EPC

The EPC rating for this property is B (84).

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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.
Made with Metropix iC5024

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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Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk