

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS AND VERSATILE, ONE BEDROOMED MID TERRACE HOUSE SITUATED IN A HIGHLY CONVENIENT LOCATION IN MALVERN. THE PROPERTY BENEFITS FROM OFF ROAD PARKING AND A PRIVATE REAR GARDEN. IDEAL FOR FIRST TIME BUYERS OR AN INVESTMENT PURCHASER. ENERGY RATING 'D'. NO CHAIN.**

## Shirley Close - Guide Price £175,000

23 Shirley Close, Malvern, WR14 2NH

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# 23 Shirley Close

## Location & Description

Enjoying a convenient location approximately a mile from the centre of Great Malvern where there is a comprehensive range of amenities including shops, banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The bustling centres of Barnards Green and Malvern Link are both less than a mile away and again offer a good range of independent shops, Co-Op supermarket, take aways, eateries and community facilities.

Transport communications are excellent with mainline railway stations at Great Malvern and Malvern Link which offer direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester and brings the Midlands, south west and south Wales into an easy commute. A regular bus service runs down Pickersleigh Road connecting the neighbouring areas with Worcester and Malvern.

## Property Description

23 Shirley Close is a well presented mid terrace house benefitting from double glazing and gas central heating. Private and enclosed rear garden. The property is offered with no onward chain and benefits from a garden room extension that could be used as a second bedroom if required.

The accommodation is spacious and versatile with one double bedroom upstairs and a built in storage area offers a purchaser to put their own stamp on the property that is located in a quiet cul-de-sac.

It is set back from the road behind a gravelled foregarden with mature, colourful shrub borders. A paved pathway leads to a composite obscure double glazed front door with storm porch over.

This door opens to

## Open Plan Kitchen Diner

Providing a sociable environment with vinyl flooring, two built in storage cupboards, Worcester Bosch boiler, double glazed window to front, range of base units with cupboards below. Stainless steel sink with mixer tap and drainer. Tiled splashbacks, space for washing machine fridge and cooker. Ceiling light fitting, spotlights, glazed window looking into sitting room with side panels and door to

## Sitting Room

Laminate flooring, radiator, two ceiling light fittings, stairs to first floor, sliding folding doors to





### **Garden Room/Bedroom 2**

Laminate flooring, radiator, pendant light fitting, obscured double glazed window to side. Side window and patio door giving access to the lovely enclosed rear garden.

First Floor

### **Landing**

Carpet, pendant light fitting. Doors to

### **Bedroom**

Laminate flooring, double glazed window to front, walk-in storage area with shelving and rails, pendant light fitting, radiator.

### **Bathroom**

Vinyl flooring, radiator, vanity wash hand basin with cupboard below and mixer tap. Low level WC and obscure double glazed window to front, ceiling light fitting, access to loft space, shaver point, bath with mixer tap over and shower connected. Radiator.

### **Outside**

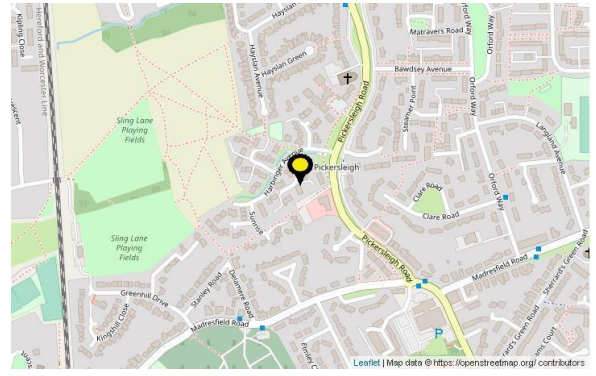
A lovely enclosed rear garden with a view to the hills and laid mainly to patio with a range of flower beds offering burst of colour throughout.





## Directions

From the agent's office in Great Malvern proceed down Church Street over a set of traffic lights and take the fifth turning to the left into Madresfield Road. Continue down to the mini roundabout and turn left onto Pickersleigh Road. Take the second left turn into Harbinger Avenue and then immediately left into Shirley Close, where the property can be found on the right 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 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 "A"

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 (68).



### 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.



**Malvern Office**  
**01684 892809**

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

