

**JOHN
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THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY PRESENTED THREE BEDROOMED TERRACED PROPERTY BENEFITTING FROM SPACIOUS ACCOMMODATION AND OPEN PLAN LIVING, CONSERVATORY, UTILITY, PRIVATE ENCLOSED REAR GARDEN AND GARAGE EN-BLOC. LOCATED IN A QUIET RESIDENTIAL STREET WITHIN WALKING DISTANCE OF ST. WULSTANS NATURE RESERVE, PLAYING FIELDS AND PLENTY OF PUBLIC FOOTPATHS. WITH A VIEW TO THE MALVERN HILLS. ENERGY RATING 'C'.

Wells Close - Guide Price £245,000

2 Wells Close, Malvern, WR14 4HP



2 Wells Close

Location & Description

The property is located in one of the most desirable areas of Malvern Wells and enjoys views of the Malvern Hills. There is easy access to the hills, the paths and bridleways ways and the St. Wulstan's Nature Reserve. There is a convenience store on the nearby Wells Road and further out more extensive amenities are available in the historic Victorian Spa town of Great Malvern which has a range of independent shops, a Waitrose supermarket, eateries, public houses, community facilities as well as the renowned Theatre complex with cinema and concert hall.

Great Malvern and Malvern Link have mainline railway stations providing direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester and Junction 1 of the M50 just outside Upton upon Severn bring The Midlands and South West into a easy commute.

Educational needs are very well catered for with a number of highly regarded schools in the area at both primary secondary levels in the State and Private sectors.

Property Description

2 Wells Close is a beautifully presented and well looked after property that has been in the ownership of the current owners for eleven years. The house is situated in a highly regarded and much sought after location and provides spacious and versatile accommodation throughout with open plan living accommodation at ground floor level with the added benefit of both a conservatory and utility space. There is a garage en-bloc a short distance from the property. It is within walking distance of a highly regarded primary school and a playing field.

The property is set back from the road via steps through to a mature foregarden that is mainly laid to lawn and bordered by mature hedging, creating a secluded setting. A path lead to an obscure double glazed front door that gives access to a

Porch

Tiled floor, radiator, ceiling light fitting, boiler cupboard, built-in storage cupboards, space for coathooks and and door to the

Open Plan Living Accommodation

Ideal for family living.

Sitting Room 4.73m (15ft 3in) x 4.21m (13ft 7in)

High quality laminate flooring, light fitting, feature fireplace with gas fire and surround, radiator, large double glazed window to front overlooking the foregarden. Stairs to first floor, understairs storage cupboard and archway to

Dining Room 3.54m (11ft 5in) x 2.42m (7ft 10in)

Continued laminate flooring, light fitting, radiator, sliding glaze door providing access to the conservatory and open to the kitchen.

Conservatory

Tiled floor, wall light points, recently replaced polycarbonate roof with remaining guarantee. French doors providing access to a low maintenance and mature rear garden.





Kitchen 3.51m (11ft 4in) x 2.11m (6ft 10in)

Continued laminate flooring, ceiling light fitting, range of base and eye level units with worktop over, pelmet lighting, built in OVEN and GRILL, electric HOB, extractor fan. Space for fridge and freezer and dishwasher. One and a half bowl stainless steel sink with mixer tap and drainer. Tiled walls, obscured double glazed door to

Utility

Tiled floor, recently replaced polycarbonate roof. Stainless steel sink with drainer and mixer tap. Base units with worktop over, space for washing machine and tumble dryer. Obscure double glazed window to side and obscure double glazed door providing access to the enclosed rear garden.

First Floor

Landing

Access to loft space via a built in ladder. Radiator, carpet and pendant light fitting. Door to

Bedroom 1 4.21m (13ft 7in) x 2.61m (8ft 5in) max

Carpet, pendant light fitting, built-in wardrobes, radiator, double glazed window with view to the Malvern Hills.

Bedroom 2 3.59m (11ft 7in) x 2.61m (8ft 5in)

Carpet, radiator, built-in wardrobes, double glazed window to rear overlooking the garden.

Bedroom 3 2.89m (9ft 4in) x 2.04m (6ft 7in)

Carpet, pendant light fitting, double glazed window to rear with view to the hills. Radiator.

Bathroom

Tiled flooring and tiled walls, obscure double glazed window to rear, chrome heated towel rail, radiator. Low level WC, vanity wash hand basin with tap and cupboards below. Panelled bath with mixer tap and electric shower over. Extractor fan.

Outside

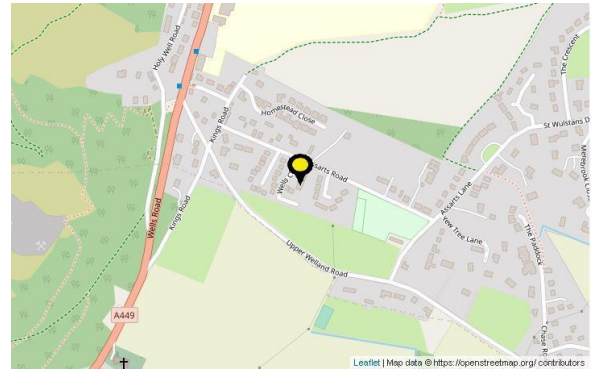
To the rear is a secure, private, mature and low maintenance garden accessed from the conservatory and utility room which is laid to patio with a range of flower and shrub borders. Secure gate to rear of the garden gives access to an alley which leads to the en-bloc garage a short distance from the house.

Garage

Which can be used as off road parking.

Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road towards Ledbury. Follow this route for approximately three miles and after passing The Abbey International College take the next turning left into Upper Welland Road. Continue for a short distance then take the second turning on the left into Kings Road bear to the right continuing onto Assarts Road and then Wells Close will be found on the right hand side.



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 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 'B'

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 C (71).



TOTAL FLOOR AREA: 883 sq ft. (82.0 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 a guide by any prospective purchaser. The services, systems and appliances shown herein are not been tested and no guarantee is made as to their operability or efficiency until they are 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.



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