

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY SITUATED THREE BEDROOMED DETACHED PROPERTY LOCATED CLOSE TO THE MALVERN HILLS AND AFFORDING FLEXIBLE ACCOMMODATION BENEFITTING FROM PART DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING AND A LOVELY ENCLOSED GENEROUS GARDEN. NO CHAIN. EPC RATING "E".

Rock Cottage - Guide Price £395,000

74 North Malvern Road, Malvern, WR14 4LX

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Rock Cottage

Location & Description

Situated in a superb and most convenient location within walking distance access to the Malvern Hills and the historic Victorian town of Great Malvern which offers a range of amenities including well known shops as well as an extensive range of independent retailers, eateries, restaurants, takeaways, community facilities as well as the renowned Malvern Theatre with concert hall and cinema. Further and more extensive amenities are available on the retail park in Townsend Way or in the city of Worcester.

Transport communications are excellent with a mainline railway station in Malvern Link and Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus route runs down the Worcester Road connecting the neighbouring areas. Junction 7 of the M5 motorway is positioned just outside Worcester bringing The Midlands, South West and South Wales into an easy commute.

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

Property Description

Rock Cottage is a period detached property situated close to the car park for North Hill. The property is approached via a gravel driveway allowing parking for a vehicle which as you will be aware is at a premium within this area. The wooden front door is set under a tiled pitched roof storm porch with wooden supports and opens to the living accommodation which is flexible and versatile in its use benefitting from part double glazing and gas central heating.

The living accommodation in more detail comprises:

Sitting Room 7.07m (22ft 10in) x 3.64m (11ft 9in)

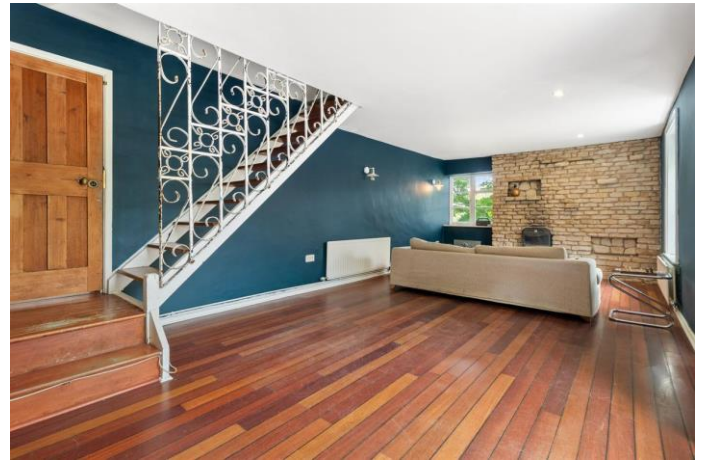
Enjoying dual aspect windows with two double glazed windows to either side of the front door and further glazed window to rear. An open fireplace. Inset ceiling spotlights, two radiators, stairs rising to first floor. Door to stairs descending to Lounge and entrance through to

Kitchen 4.28m (13ft 10in) x 2.22m (7ft 2in)

Fitted with a range of drawer and cupboard base units with worktop over and matching wall units. Stainless steel sink unit with mixer tap, double glazed window to front and side, hardwood pedestrian door to driveway. There was a range of integrated appliances including the four ring electric **HOB** with single **OVEN** under, **DISHWASHER**, **FRIDGE**, **FREEZER** and **WASHING MACHINE**. Ceiling light point, radiator and door opening through to

Lobby

Having a storage cupboard, circular porthole window to rear, ceiling light point, work surface space and door opening through to





Bathroom

Fitted with a pedestal wash hand basin, panelled bath with mixer tap and dual headed rainfall and hand held shower over. Low level WC, obscured two double glazed windows, radiator, tile splashbacks, wall mounted shaver point.

Lower Ground Floor

Accessed via a staircase descending from the Sitting Room.

Lounge 7.07m (22ft 10in) x 2.71m (8ft 9in)

A versatile and flexible space on two levels, the first of which enjoys a double glazed skylight with ceiling light point. Three steps descend to the second area with double glazed window to rear and double glazed wooden door giving access to garden. Ceiling light point, radiator and entrance through to

Bedroom 3 2.89m (9ft 4in) x 3.56m (11ft 6in)

Double glazed window to rear, ceiling light point, radiator.

First Floor Landing

Ceiling light point and doors opening through to

Bedroom 1 3.41m (11ft) x 4.18m (13ft 6in)

A lovely dual aspect room with double glazed slash window to front and glazed window to rear. Ceiling light point, radiator, built-in wardrobe.

Bedroom 2 2.99m (9ft 8in) x 2.92m (9ft 5in)

Double glazed sashed window to front, ceiling light point, radiator, two storage cupboards one of which houses the wall mounted boiler and useful built-in wardrobe.

Outside to the rear

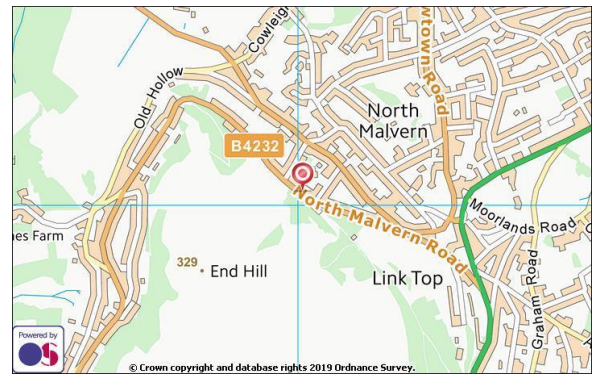
A large paved patio area extends away from the rear of the property with a wonderful acer, ornamental pond and water feature surrounded by planted beds. There is a raised decked seating area where the pleasures of this setting can be enjoyed. This area also benefits from an outside light point, wooden shed and wood store. There is gated pedestrian access to either side of the property.

From the patio area steps then descend to the lawn. Further planted beds and specimen tree. The whole garden is surrounded by a wood fenced and walled perimeter and there is a further wooden shed.



Directions

From the agents office proceed north along the A449 towards Malvern Link and take the first fork left into North Malvern Road. Continue along North Malvern Road passing the right hand turn into Cowleigh Road after a short distance the property will be found on the right hand side as indicated by the agents 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 "D"

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 E (42).



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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.
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.

