

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY POSITIONED THREE BEDROOMED DETACHED BUNGALOW LOCATED IN A HIGHLY POPULAR AND MOST CONVENIENT CUL-DE-SAC ON THE EDGE OF PEACHFIELD COMMON. IT IS IN NEED OF SOME COSMETIC REFURBISHMENT BUT OFFERS A GENEROUS GARDEN. ENERGY RATING "E" NO CHAIN

Church Down Road - Guide Price £395,000

7 Church Down Road, Malvern, Worcestershire, WR14 3JX

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7 Church Down Road

Location & Description

The property stands on the edge of common land less than a mile from the busy and well served neighbourhood of Barnards Green where there is a wide range of amenities including a Coop store, several shops and takeaways. Just over a mile away is the cultural and historic town of Great Malvern where there is an even more comprehensive choice of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

The property is within the catchment area of some of the best schools in the region in both the private and state sectors and at primary and secondary levels. Transport communications are excellent. A regular bus service runs through the area and Great Malvern railway station is just over a mile away. Junction 7 of the M5 motorway at Worcester and Junction 1 of the M50 south of Upton upon Severn are both within easy commuting distance.

Property Description

7 Church Down Road is a beautifully situated detached bungalow located in a quiet cul-de-sac location on the edge of Peachfield Common. The property is approached over a planted foregarden with central path leading to the front door, whilst to the right hand side is a driveway offering ample off road parking and giving access to a single garage. The foregarden is split into two lawned areas by the central path and flanked by shrub and flower beds. A gravel and block paved terrace and path leads in front of the property and from where the pleasantries of the Malvern Hills can be enjoyed. An obscure double glazed front door with matching side panel opens to

Entrance Porch

Tiled floor, wall light point and obscure glazed wooden door with matching side panel opening to

Entrance Hall

Ceiling light point, coving to ceiling, radiator, wood floor and doors to all rooms. Door opening to

Sitting Room 3.07m (9ft 11in) x 5.52m (17ft 10in)

Double glazed window to front, two ceiling light points, coving to ceiling. Living Flame effect gas fire set into a feature sandstone effect surround with mantel and hearth. Obscure glazed double doors with matching side panel open to the dining room (described later). Radiator.

Kitchen 3.41m (11ft) x 3.66m (11ft 10in)

Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units incorporating display cabinet. Set under the the double glazed window overlooking the rear garden is a one and a half bowl sink with mixer tap and drainer. Range of integrated appliances including a stainless steel, four ring gas **HOB** with extractor over and eye level **DOUBLE OVEN**. Space and power for undercounter white goods. Obscure double glazed door to conservatory and door opening to

Dining Room 2.84m (9ft 2in) x 3.07m (9ft 11in)

Conveniently situated adjacent to the kitchen, obscure double doors to the sitting room (described earlier). Ceiling light point, coving to ceiling, radiator, wood effect laminate flooring and double glazed window to conservatory.

Conservatory 2.35m (7ft 7in) x 7.83m (25ft 3in) max

Double glazed windows to two sides and double glazed double doors overlooking and giving access to the garden. Useful recess where a





fridge or freezer could be positioned or could be blocked off to create a separate larder/cupboard.

Utility

Stainless steel sink unit set into worksurface space under which there is space and connection point for washing machine and dishwasher. Floor mounted gas fires boiler. Ceiling light point and radiator. Door to garage (described later).

Cloakroom

Fitted with a low level WC, obscure double glazed window to side, ceiling light point. Water tap.

Bedroom 1 5.58m (18ft) max x 4.26m (13ft 9in) max

A double bedroom with ceiling light point, coving to ceiling, radiator and wall mounted wash hand basin. Fitted double wardrobe with cupboard over. In the conservatory end of this room a curved conservatory with double glazed windows and double glazed pedestrian door overlooking and opening to the landscaped garden. Ceiling light point, coving to ceiling and radiator.

Bedroom 2 3.82m (12ft 4in) x 2.76m (8ft 11in)

A dual aspect double bedroom with double glazed windows to front and side. Ceiling light point and radiator.

Bedroom 3 2.79m (9ft) x 2.45m (7ft 11in)

Double glazed window to front, ceiling light point. Fitted wardrobe with hanging space and cupboards over. Radiator.

Shower Room

Low level WC, pedestal wash hand basin, bidet, shower enclosure with electric Mira Sport shower over. Tiled splashbacks, obscure double glazed window to rear and heated towel rail. Ceiling light point, wall mounted Dimplex electric heater. Airing cupboard housing the hot water cylinder with shelving and cupboard over.

Outside

A paved path extends across the rear of the property with an opening for the patio area where the pleasures of this setting can be enjoyed. A stepped path leads up through the tiered garden with the first tier being of stone chippings, flanked to sides by a planted rockery and shrub borders. Steps continue up through a wooden arbour to a further central path with lawns to side surrounded by mature planted herbaceous borders. The garden is enclosed by a hedged and fenced perimeter and enjoys fabulous views to the west up to the Malvern Hills. The garden further benefits from a **SUMMERHOUSE** with verandah and two **GREENHOUSES**, wooden **SHED** and pedestrian access to front.

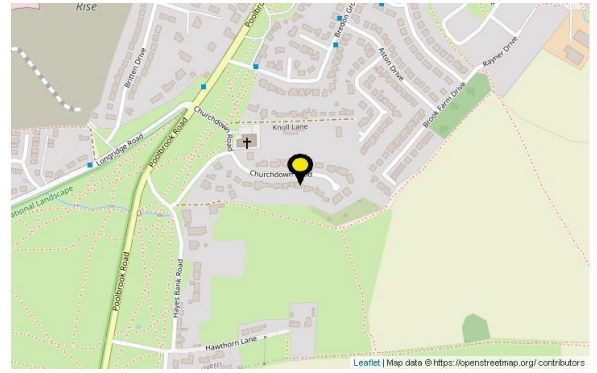
The garden has clearly been loved over the years and is a wonderful, private and secluded setting.

Garage 5.68m (18ft 4in) x 2.79m (9ft)

Up and over door to front, pedestrian door to conservatory, obscure glazed window to side. Light and power.

Directions

From the centre of Great Malvern proceed down Church Street into Barnards Green Road, past Malvern St James Girls School and sports centre. You will come to a major island in Barnards Green. At this island take the third exit continuing through the commercial centre of Barnards Green. After a short distance take the second turn to the right into Poolbrook Road following this route with common land on your left hand side for approximately quarter of a mile. You will pass a pub (The Three Horse Shoes) on the left and as you approach open common land turn left into Church Down Road. Follow the road and 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 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 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

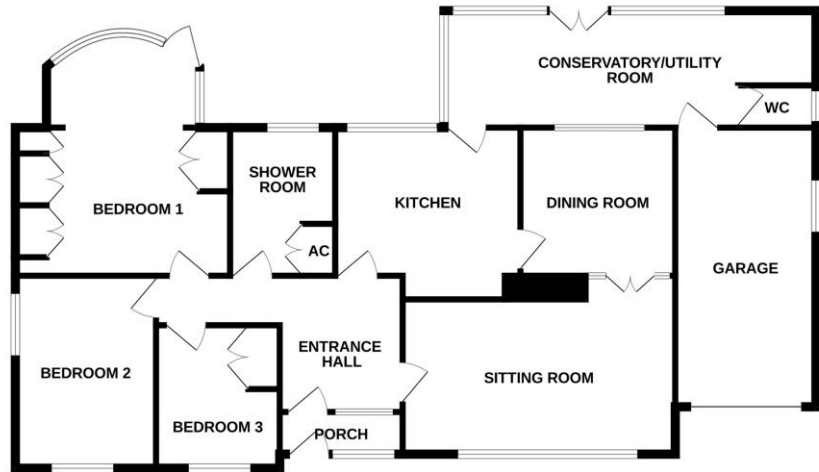
COUNCIL TAX BAND "E"

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 (51).

GROUND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 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 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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EST. 1981

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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.
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