

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN IMMACULATELY PRESENTED LINK DETACHED BUNGALOW SITUATED IN A DESIRED AND QUIET MUCH SOUGHT AFTER ESTATE CLOSE TO THE LOCAL AMENITIES OF BARNARDS GREEN, BEAUTIFUL ENCLOSED REAR GARDEN, VIEWS TO THE MALVERN HILLS WITH AN ADDED BENEFIT OF A CONSERVATORY. AMPLE OFF ROAD PARKING AND A GARAGE. EPC RATING "D".

Arosa Drive - Guide Price £320,000

28 Arosa Drive, Malvern, Worcestershire, WR14 3JP

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28 Arosa Drive

Location & Description

The property is situated in a quiet estate of similar properties on the outskirts of Barnards Green. The local amenities in Barnards Green offer a wide range of facilities including independent shops, Co-op supermarket, takeaways, eateries and community facilities. Further and more extensive amenities are available at the retail park in Townsend Way or the Victorian hillside town of Great Malvern.

Transport communications are excellent. The property is on a regular bus route and the mainline railway station at Great Malvern offers direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway lies just outside Worcester and Junction 1 of the M50 is to the south of Upton upon Severn, bringing the Midlands, South West and South Wales into an easy commute.

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

Property Description

28 Arosa Drive is an immaculately presented link detached bungalow providing light, airy, spacious and versatile accommodation, situated in a very popular residential area and quiet setting with fabulous views to the Malvern Hills from the garden. The flexible accommodation currently comprises Living Room, Conservatory, Kitchen, Three Bedrooms, Bathroom and a Garage. The property is set back from the road behind a large driveway which has a lovely gravelled border to the side. A paved pathway leads to the secured side gate providing access to the garden, the driveway also provides access to the up and over garage door. A side UPVC double glazed door and external light opening to:

Entrance Hall

Doors to sitting room, bedrooms and bathroom. Carpet, radiator, loft access point with built-in ladder with electricity and partially boarded and houses the boiler which is only two years old. Ceiling light fitting.

Sitting Room 6.20m (20ft) x 3.69m (11ft 11in)

Carpet, gas fire feature and surround, radiator, two ceiling light fittings, double glazed sliding door to the conservatory and door to the kitchen with a double glazed window to the side.

Conservatory 3.46m (11ft 2in) x 3.18m (10ft 3in)

Tiled floor. Built of UPVC construction. Glazed double glazed windows overlooking the beautifully presented rear garden. Newly replaced glass roof and double glazed french doors providing access to the

Kitchen 2.61m (8ft 5in) x 2.56m (8ft 3in)

Tiled floor, ceiling light fitting, radiator, double glazed window to the rear overlooking the garden. Obscured double glazed door also providing access to the garden. A range of base and eye level units with worktop over. Space for oven, built-in extractor fan, space for fridge/freezer and dishwasher, partially tiled walls, stainless steel sink and drainer with mixer tap over.





Bedroom 1 4.34m (14ft) x 3.23m (10ft 5in)

Carpet, double glazed window to the front, wardrobe, ceiling light fitting, radiator.

Bedroom 2 2.94m (9ft 6in) x 2.82m (9ft 1in)

Carpet, double glazed window to the front, radiator, ceiling light fitting.

Bedroom 3 2.51m (8ft 1in) x 2.06m (6ft 8in)

Double glazed window to the side, carpet, radiator, ceiling light fitting.

Bathroom

Laminate flooring, panelled walls, chrome heated towel radiator, ceiling light fitting, obscured double glazed window to the side, vanity wash hand basin with taps over and cupboard below, low level WC, panelled shower enclosure with mains powered shower connected.



Outside

The rear garden can be accessed via the double glazed french doors from the conservatory or kitchen. Secure gated access from the side of the property. This is an immaculately presented and cared for garden with a range of colourful hedged and flowered borders and housing a beautiful wisteria. The garden is mainly laid to lawn but benefits from a patio accessed from a gravel path to the rear of the garden which enjoys the fabulous views to the Malvern hills. Additional storage **SHED**. A brick built **STORE** and pedestrian access to the rear of the garage. External water tap.



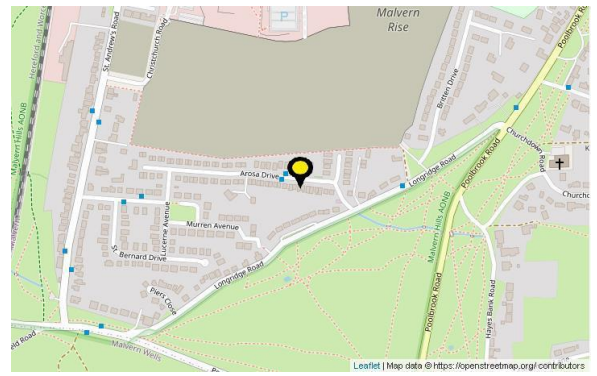
Garage

Accessed via up and over door from the driveway or the pedestrian door to the rear of the garage. Water and electricity connected with space and plumbing for washing machine, further store area. This also houses the fuse box.



Directions

From the centre of Great Malvern proceed south along the A449 Wells Road towards Ledbury. Pass the top of Peachfield Common and then just opposite the Railway Inn, turn sharp left into Peachfield Road. Continue down the hill for a quarter of a mile passing over the railway bridge and take the first left turn into St Andrews Road. Take the next right hand turn into Geneva Avenue and at the 'T' junction turn left. At the next 'T' junction turn right where the property can be found on the left hand side.



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

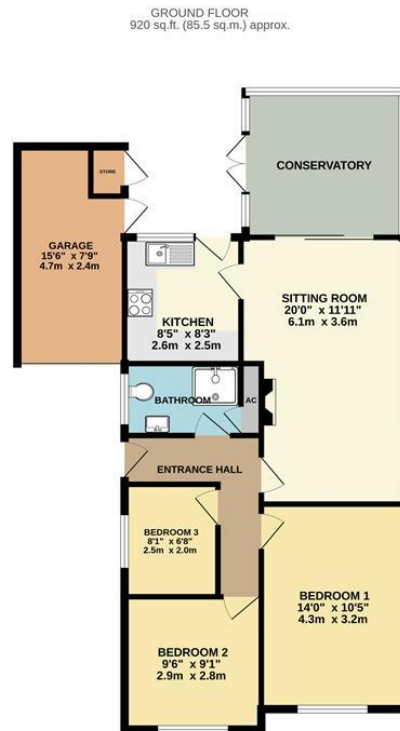
Council Tax

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 D (63).



TOTAL FLOOR AREA - 920 sq ft. (85.5 sq m) approx.
While 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 misstatement. 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 is given as to their operability or efficiency can be 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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