

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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SITUATED IN A DESIRABLE LOCATION IN MALVERN WELLS WITH VIEWS TOWARDS THE MALVERN HILLS AN IMMACULATEDLY PRESENTED AND UPGRADED SEMI-DETACHED PROPERTY COMPRISING THREE BEDROOMS, SPACIOUS SITTING ROOM, DINING KITCHEN, UTILITY ROOM AND STUDY WITH LANDSCAPED REAR GARDEN WITH VIEWS OVER THE GOLF COURSE AND AMPLE DRIVEWAY PARKING. EPC C VIEWING ESSENTIAL

Woodfarm Road - Guide Price £375,000

117 Woodfarm Road, Malvern, Worcestershire, WR14 4PR

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117 Woodfarm Road

Location & Description

117 Woodfarm Road enjoys a convenient position only about two miles south of Great Malvern town centre where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. There are more local facilities within walking distance including nearby a general stores, Post Office, a beauticians and service station. Transport communications are excellent. There are mainline railway stations in both Malvern and Ledbury. Junction 1 (near Upton upon Severn) and 2 (near Ledbury) of the M50 as well as Junction 7 of the M5 at Worcester are all within easy striking distance. Educational facilities are second to none. There are two highly regarded primary schools in the immediate vicinity as well as a choice of secondary schools in both the private and state systems in Malvern.

Located as it is on the outskirts of Malvern Wells, the property is less than quarter of a mile from the Worcestershire Golf Club and from the renowned Three Counties Showground. Open countryside is only a short walk away and the network of paths that criss-cross the Malvern Hills are all less than five minutes by car or ten minutes on foot.

Property Description

117 Woodfarm Road is an immaculately presented and upgraded semi-detached property situated in a desirable location within Malvern Wells enjoying an open aspect to the rear over the Worcestershire Golf course and views to the Malvern Hills to the front.

The property has a contemporary feel and benefits from gas central heating and double glazing. The flexible accommodation comprises to the ground floor an enclosed porch, entrance hall, dual aspect sitting room with access to the garden, kitchen diner with French doors to the garden, utility/shower room and a study/ bedroom. To the first floor are three bedrooms with useful storage and a family bathroom. Outside the property has an attractive landscaped rear garden with two large decked seating areas to sit and enjoy the open aspect over the golf course, area of lawn and a children's play area. To the front is a generous block paved driveway with ample parking.

The agent recommends an early inspection to appreciate this lovely property, its location and outlook.

Porch

Fully enclosed with UPVC front door and glass panels.

Entrance Hall

Stairs to first floor with useful understairs cupboard. Wood effect flooring. Pendant light fitting. Doors to living room, study and kitchen.

Sitting Room 6.92m (22ft 4in) x 3.82m (12ft 4in)

Dual aspect with UPVC window to front with views towards the Malvern Hills and sliding patio doors to the rear garden. Recessed electric fire and TV point. Wood effect flooring, two radiators, two pendant light fittings.





Study 2.92m (9ft 5in) x 2.87m (9ft 3in)

With front facing UPVC window with views to the Malvern Hills. TV point. Pendant light fitting. Wood effect flooring.

Kitchen Dining Room 5.73m (18ft 6in) x 3.33m (10ft 9in)

With rear facing UPVC window and French doors opening onto the garden. Fitted with a range of eye and base level units with QUARTZ work surface over, one and a half sink and drainer unit with tiled splash backs. Integrated appliances to include electric oven with gas hob over, microwave, wine fridge, fridge freezer, dishwasher and washing machine. Larder style cupboard, breakfast bar with additional storage, radiator, TV point, wood effect flooring, two pendant light fittings. Doors to:

Utility/Shower Room 2.89m (9ft 4in) x 2.14m (6ft 11in)

With side facing obscured UPVC window. Shower cubicle with electric MIRA shower. Low level WC. Wash basin Heated towel rail. Extractor fan and spot lighting. Space for tumble dryer. Additional storage.

First Floor Landing

With side facing UPVC window. Access to loft space with light. Doors to:

Bedroom 1 3.82m (12ft 4in) x 3.54m (11ft 5in)

With front facing UPVC window and views to the Malvern Hills. Airing cupboard housing gas fired combi boiler. Built-in cupboard. Radiator. Carpet. Pendant light fitting.

Bedroom 2 3.87m (12ft 6in) x 2.73m (8ft 10in)

Rear facing window with views over the the golf range and garden. Radiator. Built-in storage cupboard. Carpet. Pendant light fitting.

Bedroom 3 2.58m (8ft 4in) x 2.56m (8ft 3in)

Front facing UPVC window with views to the Malvern Hills. Radiator. Over stairs storage. Carpet. Pendant light fitting.

Bathroom

Obscured side and rear facing UPVC windows. Suite comprising low level WC, vanity with inset wash hand basin, panelled bath with shower over. Heated towel rail. Ceiling downlights. Tiled floor and walls. Extractor fan.

Outside

The property has a generous block paved parking area to the front with a hedgerow border. The rear garden has a lovely open aspect with views across the Worcestershire Golf Club practice area. The garden has been attractively designed with decked seating areas, lawn with raised flower beds and a children's play area. There is a useful timber shed included in the sale.



Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury for approximately two miles, bearing left towards the Hanleys and Three Counties Showground into Hanley Road. Follow the road down the hill and take the next left into Woodfarm Road. Continue along Woodfarm Road, bearing right where the property can be found on the right 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 "C"

EPC

The EPC rating for this property is C (70).



TOTAL FLOOR AREA: 1066 sq ft. (99.0 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 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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Malvern Office
01684 892829

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

