

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED, SEMI DETACHED BUNGALOW IN A CUL DE SAC LOCATION, NEAR THE LOCAL AMENITIES OF MALVERN LINK. OFFERING TWO BEDROOMS, SHOWER ROOM, KITCHEN DINER, SITTING ROOM, AND CONSERVATORY. MATURE, ENCLOSED REAR GARDEN, SINGLE GARAGE AND OFF ROAD PARKING. THE PROPERTY BENEFITS FROM DOUBLE GLAZING AND GAS CENTRAL HEATING. EPC RATING D. NO CHAIN.

Churchill Drive - Guide Price £275,000

33 Churchill Drive, Malvern, Worcestershire, WR14 1DJ



33 Churchill Drive

Location & Description

33 Churchill Drive is situated in a cul de sac location on the outskirts of Malvern Link. The bustling shopping precinct of Malvern Link provides a range of amenities including Co-op and Lidl supermarkets, independent shops, eateries, take aways, cafes and community facilities. More extensive amenities are available in the nearby hillside Victorian town of Great Malvern where there is Waitrose supermarket and the renowned theatre and cinema complex. The retail park on Townsend Way also offers a number of high street names including Morrisons, Marks & Spencer, Boots, Next and Halfords to name but a few.

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

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

Property Description

We are delighted to bring to the market this well presented, semi detached bungalow. Offering light and airy accommodation, with built in storage and the addition of a conservatory, which is being used as a handy utility space. The property has a lovely, south easterly rear garden with fruit/vegetable patch. There is a single garage and off road parking. The property benefits from double glazing throughout and gas central heating.

Entrance Hall

Accessed via a UPVC, obscured double glazed front door. Ceiling light point. Radiator. Hand rail. Airing cupboard with shelving, power point and lighting. Carpeted.

Kitchen Diner 4.54m (14ft 8in) x 2.76m (8ft 11in)

Range of wall and base units. Worktop over. Parquet flooring. Stainless steel sink with drainer. Slimline dishwasher. Freestanding electric oven with hob. Fridge freezer. Radiator. Ceiling light. Double glazed window to rear aspect. Double glazed door to conservatory.

Conservatory/Utility Space 4.59m (14ft 10in) x 1.60m (5ft 2in)

Space and plumbing for washing machine and tumble dryer with tiled worktop over (white goods are included in the sale). Tiled flooring. Double glazed window to rear and side aspect. Double glazed door to rear garden.

Sitting Room 5.19m (16ft 9in) x 3.38m (10ft 11in)

Electric fire (gas can be connected) with stone effect hearth and surround. Wooden fireplace surround and mantel. Wall lights. Ceiling light. Double glazed window to front aspect. Carpeted.





Bedroom One 3.66m (11ft 10in) max into recess x 3.38m (10ft 11in)

Built in mirrored wardrobes with sliding doors. Radiator. Ceiling light. Double glazed windows to front and side aspect. Hand rail. Carpeted.

Bedroom Two 3.69m (11ft 11in) max into recess x 2.79m (9ft)

Built in wardrobe with sliding door, housing Worcester Bosch combi boiler. Ceiling light. Radiator. Double glazed window to rear aspect. Carpeted.

Shower Room

Glass shower cubicle with hand rail. Thermostatic shower. Partially tiles walls. Tiled floor. Low level WC and wash hand basin within a wood effect vanity unit surround with stone effect top. Wall mounted mirror. Ceiling light. Extractor fan. Hand rail. Obscured double glazed window to side aspect. Loft hatch.

Outside

To the rear is a beautifully maintained, mainly laid to lawn garden. South easterly orientation. Maturing hedges and colourful bedding areas. Paved patio area. Paved path leading to fruit/vegetable patch behind a hedged division. Pedestrian side gate leading to front. Green house. Shed.

To the front is gravelled off road parking with a gravelled fore garden. Outside light.

Agents Note

All blinds and curtains will be included in the sale.



Directions

From the John Goodwin Malvern office proceed north along the A449 towards Worcester. Proceed for 1.6 miles and at the traffic lights, just before the Texaco garage turn left into Lower Howsell Road. Proceed for a further 0.6 mile and turn left into Churchill Drive following the road round to the right where the property can be found on the left hand side, as indicated by the 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 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

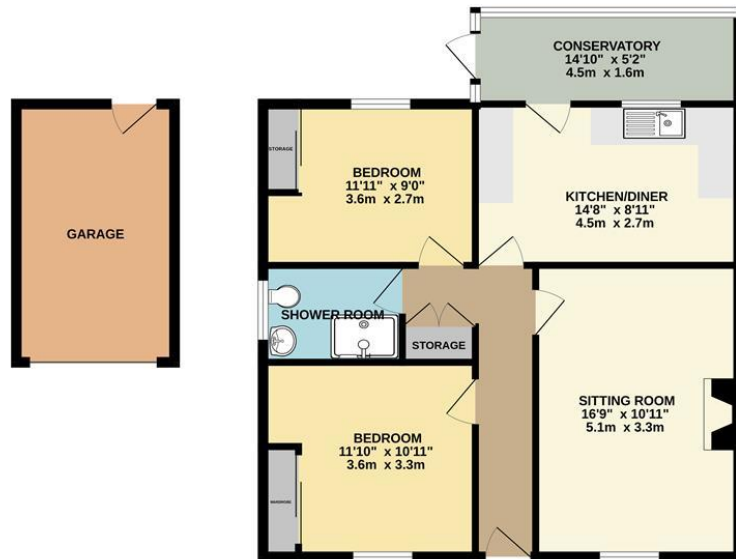
COUNCIL TAX BAND 'B'

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 D (68).

GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. Made with Metropix ©2024

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.



Malvern Office
01684 892809

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