

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN EXTENDED AND SPACIOUS THREE BEDROOMED LINK DETACHED BUNGALOW POSITIONED IN A MUCH SOUGHT AFTER QUIET RESIDENTIAL LOCATION CLOSE TO THE LOCAL AMENITIES OF BARNARDS GREEN OFFERING FINE VIEWS TO THE MALVERN HILLS FROM THE LOVELY ENCLOSED REAR GARDEN. GAS CENTRAL HEATING, DOUBLE GLAZING, NEW CARPETS THROUGHOUT, OFF ROAD PARKING AND GARAGE. NO ONWARD CHAIN. EPC 'D'

Aston Drive - Guide Price £342,500

12 Aston Drive, Malvern, Worcestershire, WR14 3JT

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12 Aston Drive

Location & Description

Situated on the outskirts of Barnards Green close to Poolbrook Common, 12 Aston Drive is situated in a popular and much sought after location. The bustling shopping centre in Barnards Green offers a wide range of shops, eateries, doctors, pharmacies and community facilities. Further and more extensive amenities are available at the retail park in Townsend Way or in the town of Great Malvern.

The town centre of Great Malvern has a further range of shops, banks, building societies, post office, restaurants and a Waitrose supermarket. Malvern, as well as being famous for its range of hills is also renowned for its theatre complex, concert hall and cinema, together with having recreational and sporting facilities at the Splash Leisure Centre and Manor Park Sports Club. There are also primary schools and a high school located nearby.

The transport communications are excellent with two main line railway stations at Great Malvern and Malvern Link having fantastic connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 7 miles distance and brings the Midlands and most parts of the country within easy travelling time. There is a local bus service near the end of the road.

Property Description

12 Aston Drive is a spacious and light link detached, extended bungalow situated in a much sought after location nearby to Poolbrook Common and benefits from stunning views from the mature rear garden towards the Malvern Hills. The bungalow has been extended over the years and the property is set back from the road behind two driveways and raised gravel foregarden. The property benefits from gas central heating and double glazing. The garage can be accessed from the right hand side driveway and to the left a pathway leads to the side door and gated access to the garden. The UPVC side door sits underneath a storm porch with external lighting and provides access into the spacious entrance hall.

Entrance Hall

Doors to all rooms, new carpet, loft access point with built-in ladder which is partially boarded, four pendant light fittings, two radiators, UPVC obscured door providing access to the side courtyard which also provides access to a pedestrian door entering the garage.

Sitting Room 5.16m (16ft 8in) x 3.46m (11ft 2in)

New carpets, dual aspect double glazed window to the side and front, radiator, gas fire and two pendant light fittings.

Kitchen 3.69m (11ft 11in) x 3.04m (9ft 10in)

Vinyl flooring, strip light and ceiling light fitting. Range of base and eye level units with worktop over. Stainless steel one and a half sink and drainer with mixer tap over. Built-in brand new Hotpoint **OVEN**, built-in gas **HOB**, Panasonic **MICROWAVE**, extractor fan, **FRIDGE FREEZER**, **WASHING MACHINE**, separate worktop and cupboards, partially tiled walls, pantry cupboard and door providing access to the side passage leading to the rear garden.





Dining Room 3.04m (9ft 10in) x 2.53m (8ft 2in)

New carpet, pendant light fitting, radiator, double glazed door providing access to the conservatory.

Conservatory 2.82m (9ft 1in) x 2.01m (6ft 6in)

Vinyl flooring, built of UPVC construction with glazed windows surrounding, electrics and wall lights providing a nice view onto the rear garden. Double glazed UPVC door providing access to the garden.

Bedroom 1 4.00m (12ft 11in) x 3.04m (9ft 10in)

New carpet, two double glazed windows to the front, pendant light fitting, radiator, three built-in storage cupboards including one which houses the Worcester Bosch boiler (serviced annually)

Bedroom 2 3.77m (12ft 2in) x 3.25m (10ft 6in) (max point)

New carpet, double glazed window overlooking the rear garden, radiator, pendant light fitting, pedestal wash hand basin and electric tap over. Tiled shower cubicle with electric shower connected.

Bedroom 3 2.79m (9ft) x 2.17m (7ft)

New carpet, pendant light fitting, separate loft access point, radiator, double glazed window to courtyard and built-in safe.

Bathroom

Vinyl flooring, tiled walls, walk-in shower cubicle with electric shower connected, obscured double glazed window, vanity wash hand basin with mixer tap over and cupboards below. Mirrored wall cupboard, low level WC, chrome heated towel radiator and extractor fan. The stop cock is located in the bathroom.

Separate WC

Vinyl flooring, obscured double glazed window, corner sink with electric tap over, low level WC and pendant light fitting.

Outside

Garage 4.99m (16ft 1in) x 2.76m (8ft 11in)

Accessed via the up and over door from the driveway to the front and via pedestrian access from the courtyard to the rear. Electrics connected, double glazed window to the rear, tumble dryer, wall mounted cupboards, gas meter and fuse box.

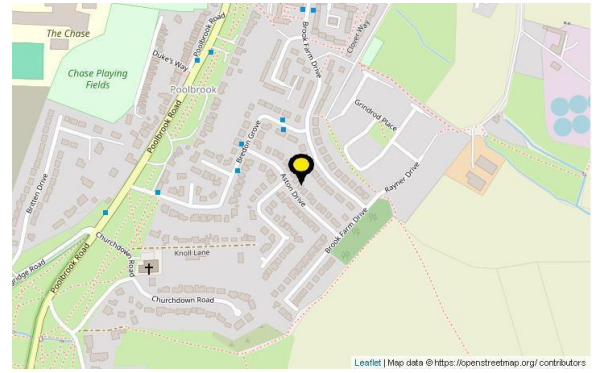
Rear Garden

Accessed either via the conservatory, kitchen or secure side gate. A patio area can be found outside by the conservatory to enjoy the sunshine and steps up from the patio area lead to a mainly laid to lawn garden with a south facing aspect. The garden provides a fabulous and unique position providing views towards the Malvern Hills and enjoys a range of mature shrubs and flowers providing colour all throughout the year. This is a private and secluded setting whilst not being overlooked. **SHED**, external lighting and external water tap.



Directions

From the centre of Great Malvern proceed down Church Street into Barnards Green Road. After about half a mile you will come to a major island in the centre of Barnards Green. Take the third exit to the left off this island following Barnards Green Road through the commercial centre. On leaving Barnards Green take the second turn to the right into Poolbrook Road. Follow this route for about quarter of a mile. Just before Malvern and Peachfield Common turn left into Bredon Grove, passing over a cattle grid and round a sharp left hand bend. Take the first turn to the right into Aston Drive where the property can 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 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 '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 (67).

GROUND FLOOR
1145 sq.ft. (106.4 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 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 areas 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapic C2024

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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.
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

