

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXTENDED THREE BEDROOMED SEMI DETACHED RESIDENCE SITUATED IN A QUIET CUL-DE-SAC LOCATION. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING AND GARAGE AND COMPRISES IN BRIEF, ENTRANCE HALL, FITTED KITCHEN, LARGE EXTENDED LIVING ROOM, SIDE CONSERVATORY, THREE BEDROOMS AND A REFITTED SHOWER ROOM. ENERGY RATING "D" NO CHAIN**

## Hanley - Guide Price £320,000

Davenham Close, Malvern, WR14 2TY

3 2 1



# Hanley

## Location & Description

The property enjoys a convenient location only a few minutes' walk from Great Malvern town centre where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure pool and gymnasium and Manor Park Sports Centre. Transport communications are excellent. There are mainline railway stations both in Great Malvern itself and in nearby Malvern Link. Junction 7 of the M5 motorway south of Worcester is only about 8 miles. Educational needs are also well catered for. There are a number of highly regarded primary and secondary schools in the immediate area in both the private and state systems.

For those who enjoy walking, Malvern Link common is only a few minutes away on foot and the full range of the Malvern Hills are less than five minutes by car.

## Property Description

Hanley is a modern three bedroomed extended semi detached house situated in a quiet cul-de-sac location close to the amenities of Great Malvern.

The house is accessed via a driveway allowing parking for vehicles and giving access to an attached single garage. A block paved pedestrian path leads from the driveway to the a part glazed UPVC double glazed front door with light point to side. The extended accommodation offers spacious and flexible rooms benefitting from gas central heating and double glazing.

The accommodation in more detail comprises:

### Entrance Hall 5.06m (16ft 4in) max x 1.78m (5ft 9in)

Open wooden balustraded staircase to first floor. Ceiling light point, wood effect laminate flooring flows throughout. Useful understairs recess. Radiator. Doors to kitchen and sitting room (described later) and door to

### Cloakroom

Fitted with a modern white low level WC, wall mounted wash hand basin. Chrome wall mounted heated towel rail. Ceiling light point, wall mounted extractor fan. Tiled floor and splashbacks.

### Kitchen 4.13m (13ft 4in) x 2.27m (7ft 4in)

Fitted with a range of shaker style drawer and cupboard base units with roll edged worktop over and matching wall units. Set into the work surface is a stainless steel sink unit with mixer tap set under a double glazed window to front. Two wall units incorporating wine rack and shelving. Range of integrated appliances including a **FRIDGE** and **FREEZER**. Free standing **COOKER** (the hob is working but the oven is not). Tiled splashbacks, inset ceiling spotlights. Tile floor. Door to garage.

### Living Room

A generous extended space comprising of two main areas.

### Sitting Room 4.88m (15ft 9in) x 4.23m (13ft 8in)

Continued wood effect laminate flooring from the entrance hall. Living Flame effect gas fire set into a feature fire surround with mantle and hearth which has been disconnected by a Corgi Registered gas engineer. Radiator, ceiling light point. Twin double glazed doors





giving access to the conservatory (described later) and step down opens to

**Dining Area 2.11m (6ft 10in) x 3.90m (12ft 7in)**

Positioned to the rear of the property and enjoying views across the rear garden to the Malvern Hills beyond through double glazed patio doors. Wall mounted vertical radiator.

**Conservatory 4.93m (15ft 11in) x 2.45m (7ft 11in)**

Double glazed double doors with matching double glazed windows to side opening to the rear garden. Wood effect laminate flooring, power. Underfloor heating. Pedestrian door to garage. First Floor

**Landing**

Access to loft space, ceiling light point. Airing cupboard with shelving and door to



**Bedroom 1 2.99m (9ft 8in) x 3.64m (11ft 9in)**

Positioned at the rear of the property and enjoying fine views through a double glazed window to North Hill. Ceiling light point. Double wardrobe with sliding doors to one wall, incorporating hanging and shelf space.

**Bedroom 2 3.82m (12ft 4in) x 2.17m (7ft)**

Double glazed window to front, ceiling light point, decorative picture rail, radiator.

**Bedroom 3 2.11m (6ft 10in) min 9'4 max x 1.94m (6ft 3in)**

Double glazed window to front, ceiling light point. Picture rail.

**Shower Room**

Having been recently refitted with a new suite of modern white low level WC and vanity wash hand basin set into a unit with drawers under. Corner shower enclosure with thermostatically controlled shower over. Chrome wall mounted heated towel rail. Cupboard storage unit. Obscure double glazed window to side, tiled splashbacks. Inset ceiling spotlight.



**Outside**

To the rear a paved patio area, interspersed with gravel extends from the rear of the house and makes for a lovely seating area where the pleasures of the setting can be enjoyed as well as the view to North Hill. The garden extends to lawn with a stepping stone path leading to a raised decked area. Enclosed by a fenced perimeter with planted beds. There is a **GREENHOUSE** and pedestrian access to the front. Outside water tap.

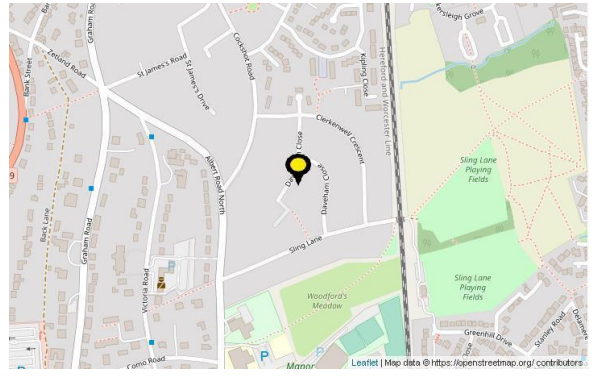
**Garage 6.23m (20ft 1in) x 2.71m (8ft 9in)**

Up and over door to front, light and power. Sink and plumbing for washing machine. Wall mounted central heating boiler. Pedestrian doors to kitchen and conservatory.



## Directions

From the agents office in Great Malvern proceed down Church Street to the traffic lights. Continue straight on and then take the third turning on the left into Albert Road North. Turn right into Cockshot Road and then turn right into Clerkenwell Crescent. Take the first right turning into Davenham Close and the property is the first you come to on the right hand side.



## 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 "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (55).



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2015

### 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