

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED MODERN DETACHED HOUSE SITUATED WITHIN A POPULAR DEVELOPMENT IN A QUIET CUL DE SAC LOCATION OFFERING LIVING ROOM, DINING ROOM, FOUR BEDROOMS, WITH ONE BENEFITTING FROM AN EN-SUITE, MATURE ENCLOSED GARDEN, OFF ROAD PARKING AND GARAGE. NO ONWARD CHAIN. EPC 'C'

Ash Close - Guide Price £375,000

21 Ash Close, Malvern, Worcestershire, WR14 2WF



21 Ash Close

Location & Description

The House enjoys a quiet cul de sac location in a popular development on the outskirts of Malvern Link. The property is well placed for easy access to local amenities in the bustling shopping precincts of Malvern Link and Barnards Green which offer a range of independent shops, Co-Op supermarkets, restaurants, eateries and takeaways as well as community facilities. Close at hand is the Malvern retail park which has a number of high street names including Marks & Spencer, Boots, Next and Morrisons to name but a few.

Transport communications are excellent with a mainline railway station in Malvern Link providing direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester and brings the Midlands, South West and South Wales into an easy commute. A regular bus service runs from the retail park and connects the neighbouring areas.

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

Property Description

21 Ash Close is a well presented modern detached house benefitting from gas central heating and double glazing throughout.

The family orientated accommodation currently comprises living room, dining room, kitchen and utility. On the first floor there are four bedrooms, one of which has the bonus of an en-suite.

The property is set back from the road behind parking for three vehicles and a gravelled foregarden interspersed with plants and shrubs. Gated side access opens to the rear garden. The driveway also leads to UPVC front door with external light opening to

Entrance Hall

Wood effect floor, pendant light fitting, radiator and double glazed window to side aspect. Stairs to first floor and understairs cupboard. Door opening to garage and inner hall (both described later). Door opening to

WC

Wood effect floor, ceiling light fitting, radiator and double glazed window with obscured glass. Loft access point. Low level WC and wash hand basin

Inner Hall

Wood effect floor, pendant light fitting and doors opening to dining room and kitchen (both described later). Door opening to

Living Room 4.90m (15ft 10in) x 3.72m (12ft)

Carpet, ceiling light point, two wall mounted lights and two radiators. Double glazed window to rear aspect and sliding patio doors opening to garden (described later). Coal effect gas fire

Dining Room 3.33m (10ft 9in) x 2.68m (8ft 8in)

Wood effect floor, pendant light fitting, radiator and double glazed window to front aspect

Kitchen 3.35m (10ft 10in) x 2.92m (9ft 5in)

Tile effect floor, ceiling light fitting, tiled splashback and radiator. Range of base and eye level units with worksurface over. Stainless steel one and a half bowl sink with drainer. Electric DOUBLE OVEN, four ring gas





HOB with EXTRACTOR over. Space for fridge freezer. Space for a dishwasher. Door opening to

Utility 1.83m (5ft 11in) x 1.70m (5ft 6in)

Tile effect floor, ceiling light fitting, radiator and door opening to garden (described later). Base units with worksurface over. Stainless steel sink. Space for a washing machine and space for a tumble dryer. Wall mounted Worcester boiler. Extractor.

FIRST FLOOR

Landing

Carpet, ceiling light fitting, loft access point, airing cupboard with slatted shelving and house lagged hot water cylinder. Doors to all rooms

Bedroom 1 4.39m (14ft 2in) x 4.21m (13ft 7in) maximum

Carpet, ceiling light fitting, radiator and double glazed window to front aspect. Built in wardrobes. Door opening to

En-Suite

Tile effect floor, ceiling light fitting, radiator and double glazed window with obscured glass. Extractor. Low level WC, wash hand basin and shower cubicle with mains shower

Bedroom 2 3.77m (12ft 2in) x 3.35m (10ft 10in) maximum

Carpet, pendant light fitting, radiator, double glazed window to rear aspect and built in wardrobes

Bedroom 3 4.16m (13ft 5in) x 2.61m (8ft 5in)

Carpet, pendant light fitting, radiator and double glazed window to front aspect

Bedroom 4 3.13m (10ft 1in) x 2.37m (7ft 8in)

Carpet, pendant light fitting, radiator and double glazed window to rear aspect

Bathroom 2.40m (7ft 9in) x 2.04m (6ft 7in)

Tile effect floor, ceiling light fitting, heated towel rail and double glazed window with obscured glass. Low level WC, wash hand basin and panelled bath with mains shower over. Extractor.

Outside

To the rear of the property is a lovely enclosed garden. A good sized patio area with shrub borders offers the perfect spot for enjoying an evening tippie or entertaining family and friends. A low brick wall with external lighting opens to the remaining garden which is mainly laid to lawn with mature, plant, flower and shrub borders. The garden also benefits from an outside tap and gated side access opening to the front of the property

Garage 5.50m (17ft 9in) x 2.53m (8ft 2in)

Up and over door. Power and light. Door opening to entrance hall

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road continuing downhill and through Malvern Link. At the roundabout take the second exit right onto Townsend Way. Continue over the next two traffic islands and at the next one take the second exit into Mansfield Road. On meeting the T junction turn right into Spindle Road. Follow Spindle Road to the end, on meeting the T junction turn right. The property can be found on the right hand side almost immediately.



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

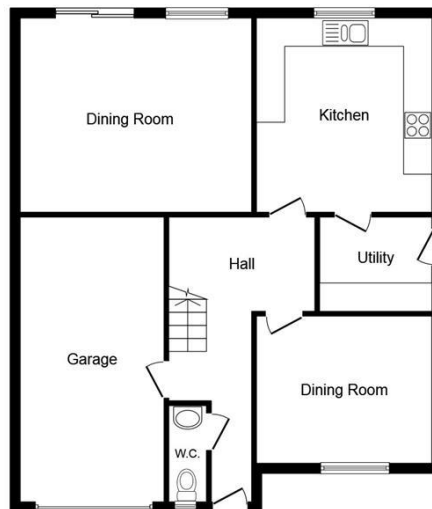
Council Tax

COUNCIL TAX BAND 'E'

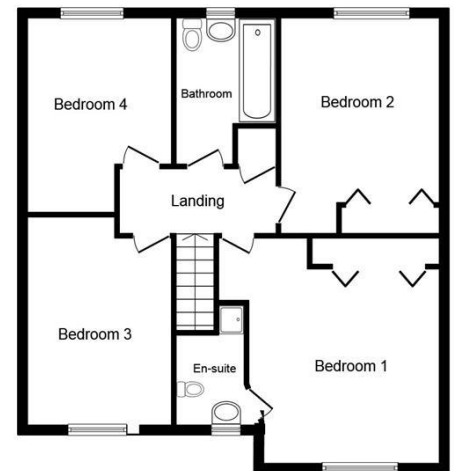
This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (71).



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property.

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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