



AN IMMACULATELY PRESENTED, THREE BEDROOM, DETACHED HOUSE IN A QUIET RESIDENTIAL AREA, WITH VIEWS OVER THE SEVERN VALLEY. OFFERING LIGHT AND SPACIOUS ACCOMMODATION, THE PROPERTY COMPRISES OF KITCHEN/DINER, SITTING ROOM, DOWNSTAIRS WC, THREE DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM, FAMILY SHOWER ROOM AND OFFICE/STUDY. BEAUTIFUL, ENCLOSED, PRIVATE REAR GARDEN. FURTHER BENEFITTING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, SINGLE GARAGE AND OFF ROAD PARKING. NO CHAIN. ENERGY RATING 'C'

Woodfarm Road - Guide Price £595,000

15A Woodfarm Road, Malvern, Worcestershire, WR14 4PL



15A Woodfarm Road

Location & Description

15A 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

A beautifully presented, three bedroomed detached house with views over the Severn Valley, located in a sought after residential area of Malvern. The property offers light and airy accommodation with a spacious sitting room, kitchen with dining area, main bedroom with en-suite shower room, two further double bedrooms, family shower room, and office/study (which could be used as a nursery). There is a beautiful, private enclosed rear garden with paved patio and gravelled seating area. The property also benefits from a single garage and off road parking.

Entrance Hall

UPVC obscured double glazed composite door with obscured double glazed side panels. Inset spot lights. Radiator. Understairs storage cupboards. UPVC double glazed door leading to rear garden. Engineered wooden flooring. Alarm panel. Thermostat. Doors leading to all ground floor rooms.

Kitchen Diner 6.69m (21ft 7in) max x 4.06m (13ft 1in) max

A range of wall, base and drawer units. Wooden worktop over. Tiled splashback. Under counter lighting. Inset spotlights. Two ceiling light points. Radiators. Composite sink and drainer. Integrating 50/50 fridge freezer. Integrated full size fridge. Integrated dishwasher. Integrated washer/dryer. Integrated oven and grill. Five ring gas hob. Stainless steel extractor hood. Cupboard housing Worcester Bosch boiler. Pantry. Engineered wooden flooring. UPVC double glazed windows to front and rear aspect.

Sitting Room 6.69m (21ft 7in) x 4.06m (13ft 1in)

UPVC double glazed window to front aspect. UPVC double glazed french doors rear garden. Flame effect electric fire. Two ceiling light points. Radiators. Carpeted.





Downstairs WC

White suite consisting of low level WC and wash hand basin with drawered vanity surround. Tiled floor. Partially tiles walls. Headed towel rail. Inset spot lights. Obscured double glazed window to rear aspect. Consumer unit. Alarm control panel. Extractor fan.

First Floor

Landing

Loft hatch. Inset spot lights. Radiator. Carpeted. Doors leading to all first floor rooms.

Bedroom One 4.06m (13ft 1in) max x 4.47m (14ft 5in) max

A range of matching built in furniture including wardrobes, dressing table, sideboard with cupboards and sideboard with drawers. Walk in wardrobe with hanging rails and shelving above. Ceiling light point. UPVC double glazed window to front aspect. Carpeted.

En-Suite Shower Room

A white suite consisting of low level WC and wash hand basin, with white vanity surround. Partially tiles walls. Tiled floor. Shower cubicle with glass door. Thermostic shower. Wooden sky light. Extractor fan. Towel rails. Heated towel rail. Inset spot lights.

Bedroom Two 3.77m (12ft 2in) max x 4.03m (13ft) max

UPVC double glazed window to front aspect. Radiator. Ceiling light point. Carpeted.

Bedroom Three 2.82m (9ft 1in) x 4.03m (13ft) max

UPVC double glazed window to rear aspect. Ceiling light point. Carpeted.

Office/Study 2.11m (6ft 10in) x 2.79m (9ft) max

UPVC double glazed window to rear aspect. Ceiling light point. Radiator. Carpeted.

Shower Room

Shower cubicle with glass door. Thermostatic rainfall shower with additional removable shower head. A white suite consisting of low level WC and wash hand basin with white drawered vanity unit. Tiled floor. Partially tiled walls. Towel rails. Heated towel rail. Obscured UPVC double glazed window to rear aspect. Extractor fan. Inset spot lights.

Single Garage 3.28m (10ft 7in) x 5.66m (18ft 3in)

Up and over door. Power. Lighting.

Garden Store

At the rear of the garage is a store area, with corrugated plastic roof. Hanging brackets and shelving.

Outside

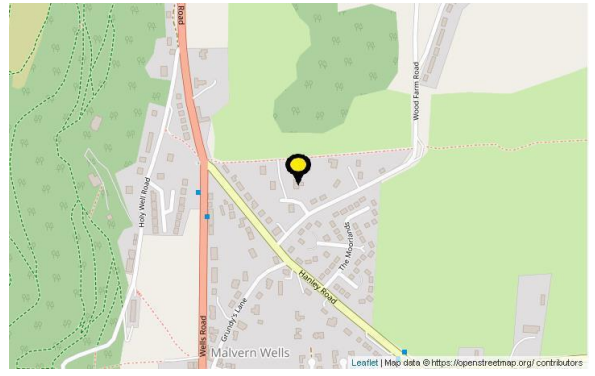
The front of the house is elevated away from the road, with paved steps leading to the front door, from a tarmac driveway.

A paved pathway leads to a small seating area at the front, with views over the Severn Valley and up to the Malvern Hills. Outside lighting.

To the rear is a beautiful, enclosed rear garden with walled and fenced parameter. Colourful and established borders. Paved patio. Gravelled seating area. Paved pedestrian path leading to side gate. Outside tap. Security lighting. Steps leading to side door of garage and garden store. Outside light.

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 a short distance along Woodfarm Road 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

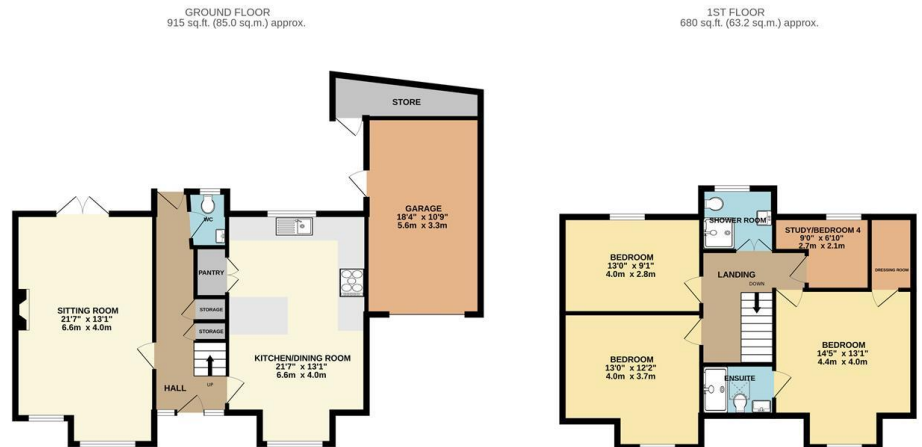
Council Tax

COUNCIL TAX BAND 'F'

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 C (78).



TOTAL FLOOR AREA - 1595 sq.ft. (148.2 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.
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Malvern Office
01684 892809

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

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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.
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