

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



WITH NO ONWARD CHAIN A PERIOD SEMI-DETACHED HOUSE POSITIONED ON THE POPULAR WEST MALVERN ROAD AFFORDING VIEWS AND OFFERING LIVING ACCOMMODATION BENEFITING FROM GAS CENTRAL HEATING AND COMPRISING IN BRIEF RECEPTION HALLWAY, SITTING ROOM, DINING ROOM, FITTED KITCHEN, THREE BEDROOMS, BATHROOM AND ENCLOSED GARDEN WITH OUTBUILDINGS. EPC RATING "D"

## Church Cottage - Guide Price £320,000

189 West Malvern Road, Malvern, Worcestershire, WR14 4BB



# Church Cottage

## Location & Description

Church Cottage, West Malvern Road is located in the popular and much sought after residential district of West Malvern and occupies an elevated position on the westerly slopes of the Malvern Hills affording glorious and far reaching views over the undulating Herefordshire countryside. West Malvern has an active community mainly centred around the village hall and with the Sugar Loaf Cafe nearby. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern where there is a range of independent shops, Waitrose supermarket, restaurants, cafes, public houses, take aways and community facilities including the famous theatre complex with concert hall and cinema.

Transport communications are excellent with a bus route servicing West Malvern as well as mainline railway stations in Colwall, Malvern Link and Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester bringing the Midlands, South West and South Wales into an easy commute.

Educational needs are well catered for with some excellent schools in both the private and state sectors including a popular primary school in West Malvern as well secondary schools in Malvern.

The property is well situated to gain access to the network of footpaths and bridleways that criss cross the surrounding countryside and the Malvern Hills themselves.

## Property Description

Church Cottage is a period semi-detached property situated within this popular and much sought after area.

The property is accessed via a pedestrian gate set between blue brick pillars which leads to the pedestrian path leading to the rear garden and also giving access to the wooden front door set under a storm porch with light point.

The front door opens to the living accommodation which benefits from gas central heating (new boiler installed May 2024) offering well proportioned rooms over two floors.

The living accommodation in more detail comprises:

### Reception Hallway 3.44m (11ft 1in) x 3.15m (10ft 2in)

A welcoming and open space with part balustraded staircase rising to first floor. Glazed sash window to front, ceiling light point, dado rail, radiator. Useful understairs storage cupboard. Tiled floor and doors opening through to the kitchen (described later) and further door opening through to

### Sitting Room 3.41m (11ft) x 4.54m (14ft 8in)

Positioned to the front of the property and having a glazed sash window. Ceiling light point, radiator, decorative dado rail and wood effect laminate flooring. The focal point of the room is a wood burning stove set into a feature fireplace with tiled hearth.





### **Kitchen 3.38m (10ft 11in) x 3.54m (11ft 5in)**

Fitted with a range of drawer and cupboard base units with rolled edge worktop over set into which is a one and a half bowl stainless steel sink unit with mixer tap and drainer under the sash window to rear. There is a range of integrated appliances including a four ring stainless steel gas **HOB** with electric **OVEN** under and extractor over. Space and connection point for washing machine and kitchen white goods. Radiator, ceiling light point, tiled splashback. Wall mounted Worcester boiler (installed 2024). Wooden stable door giving pedestrian access to the rear courtyard. Door opening through to

### **Dining Room 3.38m (10ft 11in) x 4.26m (13ft 9in)**

Conveniently situated adjacent to the kitchen enjoying a sash window to rear. Ceiling light point, radiator. Wood effect flooring. Feature cast iron fireplace and surround with mantel.

### **First Floor Landing**

Ceiling light point, access to fully boarded loft space with pulldown ladder and doors opening through to

### **Bedroom 1 3.41m (11ft) x 4.52m (14ft 7in)**

Positioned to the front of the property and having a sash window taking in the views on offer. Ceiling light point, decorative picture rail, feature cast iron fireplace with feature surround and mantel. Radiator.

### **Bedroom 2 3.38m (10ft 11in) x 4.21m (13ft 7in)**

Glazed window to rear looks up to the Malvern hills. Ceiling light point, radiator, cast iron fireplace and mantel. Decorative picture rail.

### **Bedroom 3 2.51m (8ft 1in) x 3.28m (10ft 7in)**

Positioned to the front of the property and taking in views through the sash window. Ceiling light point, radiator.

### **Large Bathroom**

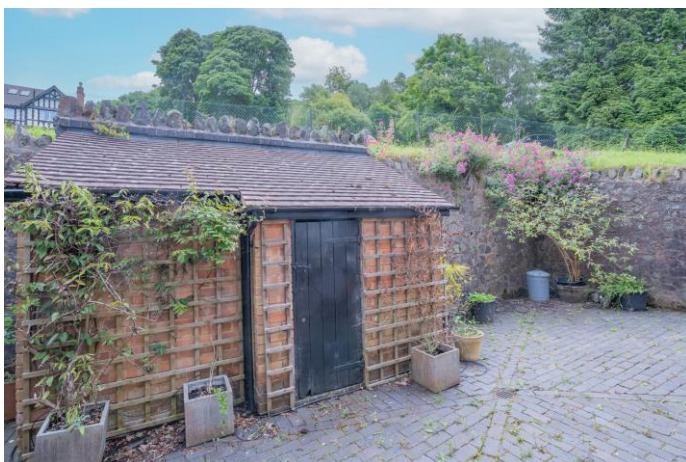
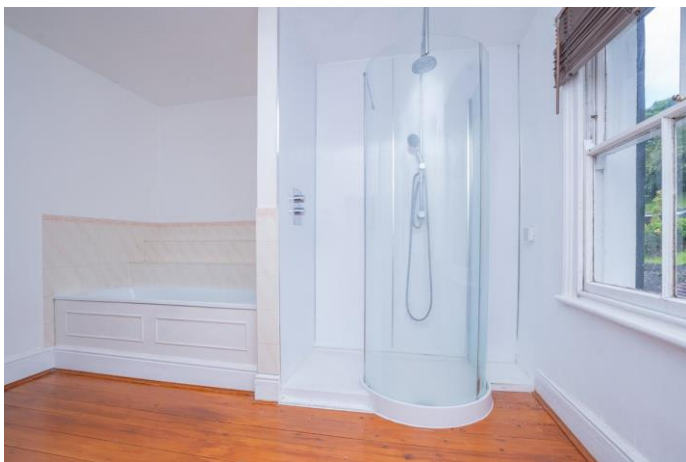
Fitted with a white low level WC, pedestal wash hand basin and panelled bath. Separate shower enclosure with rainfall thermostatic controlled shower over and hand held unit. Sash window to rear, ceiling light point, radiator, tiled splashbacks, wall mounted extractor fan.

### **Outside**

To the rear there is a courtyard style garden which is mainly laid to blue paving with a block brick paving with pedestrian gated path to front. Surrounded by a Malvern stone wall to two sides and benefiting from outside water tap and light point. Within the grounds there is brick built store set under a tiled roof which is separated into two useful storage areas, power and light.

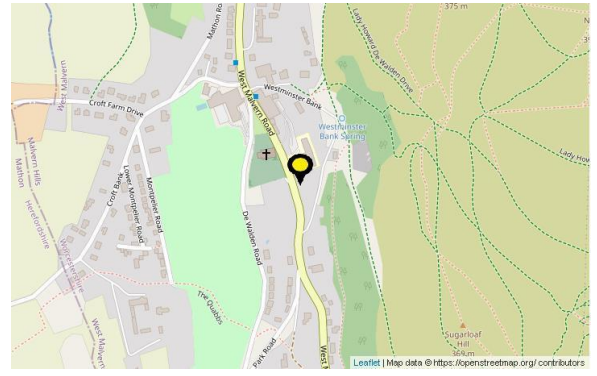
### **Agents Note**

The vendor has advised that there is spray foam insulation in the loft and this has been factored into the asking price. Anyone applying for a mortgage should check with their lender.



## Directions

From the agent's office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After just over a quarter of a mile bear left into North Malvern Road following this route up hill 1.5 miles after which the property can be found opposite St James Church 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 "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 (55).



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### 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.

