

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFULLY PRESENTED DETACHED DORMER BUNGALOW SITUATED ON A LARGE CORNER PLOT BENEFITTING FROM TWO DRIVEWAYS, IN A HIGHLY CONVENIENT AND MUCH SOUGHT AFTER LOCATION CLOSE TO BARNARDS GREEN. SPACIOUS AND FLEXIBLE ACCOMMODATION OVER APPROXIMATELY 1400 SQUARE FEET. LOVELY REAR GARDEN, SOLAR PANELS, DOWNSTAIRS SHOWER ROOM, UTILITY, CONSERVATORY AND GARAGE. ENERGY RATING 'C'.**

## Windrush Crescent - Guide Price £450,000

26 Windrush Crescent, Malvern, WR14 2XG





# 26 Windrush Crescent

## Location & Description

Located in a convenient position only about fifteen minutes on foot from the centre of Barnards Green where there is a full range of amenities including shops and banks, the Co-operative supermarket and takeaways. There is a more comprehensive choice of facilities in the cultural and historic town of Great Malvern just over a mile away. Here there are more shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are excellent. Junction 7 of the M5 motorway at Worcester and Junction 1 of the M50 south of Upton upon Severn are both within striking distance and there is a mainline railway station in Great Malvern just twenty minutes walk away.

Educational facilities are extremely well catered for at both primary and secondary levels, including Malvern St James Girls School, Malvern College and the property is also within the catchment area of The Chase Secondary School.

## Property Description

This is a fantastic opportunity to purchase a beautifully presented and spacious detached dormer bungalow, with potential for further enhancement, situated in a highly regarded residential location. The house enjoys a prestigious position on a large corner plot and comprises over 1400 sq feet. The property benefits from solar panels, downstairs shower room and versatile accommodation. The property is set back from the road behind a beautifully kept mature lawned foregarden with a range of different shrubs and trees. Gated side access to rear garden.

The property benefits from two driveways and a gravel path leads from each one through the foregarden to

## Porch

External light and front door.

## Reception Hall

Wooden flooring, pendant light fitting, large understairs storage cupboard with light. Radiator. Door to

## Dining Room 3.25m (10ft 6in) x 2.76m (8ft 11in)

Continued wooden flooring from hall, pendant light fitting, radiator, double glazed French doors giving access to the garden. Double glazed window to side. Built in storage unit and shelving, sliding doors to sitting room (described later) and open to

## Kitchen 2.76m (8ft 11in) x 2.61m (8ft 5in)

Tile effect floor, double glazed window to side, range of base and eye level units with wooden worktop over, pelmet lighting, space for oven, built in extractor fan, space for dishwasher and space for fridge. One and a half bowl stainless steel sink and drainer with mixer tap. Ceiling light fitting. Door to downstairs shower room and storage area.

## Inner Hall

Space for washing machine and dryer. Door to





### Shower Room

Tiled floor, low level WC, wall mounted wash hand basin, obscure double glazed window to side, tiled shower cubicle with electric shower connected, extractor fan, ceiling light fitting and wall mounted heater.

### Sitting Room 6.87m (22ft 2in) x 3.97m (12ft 10in)

A lovely light and airy space with dual aspect double glazed windows overlooking the foregarden to the front. Luxury vinyl tiled flooring, two radiators, two pendant light fittings, Feature fire with wooden surround and patterned tiled. Sliding patio doors to giving access to

### Conservatory

Built of brick and UPVC construction, tiled floor, lovely view of the garden.

### Reception/Bedroom 3.97m (12ft 10in) x 2.76m (8ft 11in)

Dual aspect double glazed windows to front and side overlooking the front garden, radiator, pendant light fitting. Ideal for a home office or hobby room.

First Floor

### Landing

Carpet, double glazed window to front giving excellent natural light, radiator, pendant light fitting, access to part boarded loft space. Thermostat control. Door to

### Bedroom 1 4.18m (13ft 6in) x 2.87m (9ft 3in)

Built in wardrobes, carpet, pendant light fitting and radiator.

### Bedroom 2 3.97m (12ft 10in) x 2.61m (8ft 5in)

Double glazed window to side, pendant light fitting, carpet, radiator.

### Bedroom 3 3.97m (12ft 10in) x 2.06m (6ft 8in)

Carpet, pendant light fitting, radiator, double glazed window to side, one built in wardrobe, airing cupboard housing the Worcester Bosch combination boiler.

### Bathroom

Vinyl flooring, obscured double glazed window to rear, ceiling light fitting, radiator, pedestal wash hand basin, low level WC, panelled bath with taps and shower attachment. Separate tiled shower cubicle with mains shower connected. Extractor fan and wall heater.

### Outside.

The property has a lovely mature, low maintenance and private rear garden with gated side access. The garden can also be accessed from the conservatory or dining room. Laid to a mixture of patio (including a covered patio) and gravelled seating area with a fine range of flower borders to provide colour and interest throughout the year including lovely Roses and Honeysuckles. The garden has a south and west facing aspect and offers a view to the Malvern Hill. External water tap and lighting.

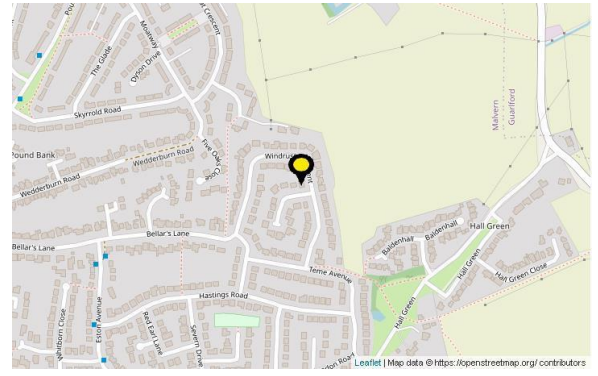
### Garage 6.04m (19ft 6in) x 2.68m (8ft 8in)

Access via an up and over door to front and pedestrian door from the rear garden.



## Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road towards Ledbury. Take the left turn into Church Street (B4211). Proceed for 0.8 of a mile down the hill to the island in Barnards Green. Take the third exit onto the B4208. Continue for 0.8 of a mile and turn left into Hall Green. Take the first left into Teme Avenue and follow the road round and take the first right into Windrush Crescent where the property will be found on the left 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 'E'

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

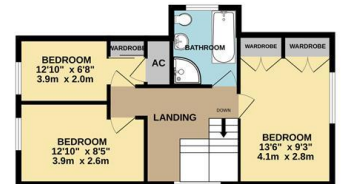
## EPC

The EPC rating for this property is C (73).

GROUND FLOOR  
951 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1448 sq.ft. (134.6 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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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.

