

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A SPACIOUS, THREE BEDROOMED SEMI DETACHED HOUSE IN A MUCH SOUGHT AFTER RESIDENTIAL AREA. THE HOUSE REQUIRES REFURBISHMENT BUT PROVIDES LIGHT AND AIRY ACCOMMODATION WITH DOUBLE GLAZING, GAS CENTRAL HEATING, ENCLOSED REAR GARDEN, OFF ROAD PARKING, GARAGE AND VIEW FROM THE FRONT TO THE MALVERN HILLS. ENERGY RATING 'E'**

## Arosa Drive - Guide Price £250,000

62 Arosa Drive, Malvern, Worcestershire, WR14 3QF

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# 62 Arosa Drive

## Location & Description

Situated on a quiet estate of similar properties on the outskirts of Barnards Green. The local amenities in Barnards Green offer a wide range of facilities including independent shops, Co-op supermarket, take aways, eateries and community facilities. Further and more extensive amenities are available at the retail park in Townsend Way or the Victorian hillside town of Great Malvern.

Transport communications are excellent. The property is on a regular bus route and the mainline railway station at Great Malvern offers direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway lies just outside Worcester and Junction 1 of the M50 is to the south of Upton upon Severn, bringing the Midlands, South West and South Wales into an easy commute.

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

## Property Description

62 Arosa Drive is a three bedroomed semi detached property located in a much sought after residential area. The property does require refurbishment and offers an excellent opportunity for buyers to make the property their own. The accommodation is light and airy throughout, it has a fully boarded loft space which could (subject to the relevant permissions being sought) be converted. There are views from the front to the Malvern Hills.

The property is set back from the road behind a lawned foregarden with mature hedge borders, tandem driveway providing off road parking which continues to the side of the house to a garage and the rear garden. A pedestrian path leads to the porch and side door to the kitchen.

The accommodation comprises:

### Porch

Entered through a UPVC double glazed door. Light and obscure glazed wooden door giving access to

### Entrance Hall

Carpet, stairs to first floor, radiator, understairs storage cupboard and pendant light fitting.

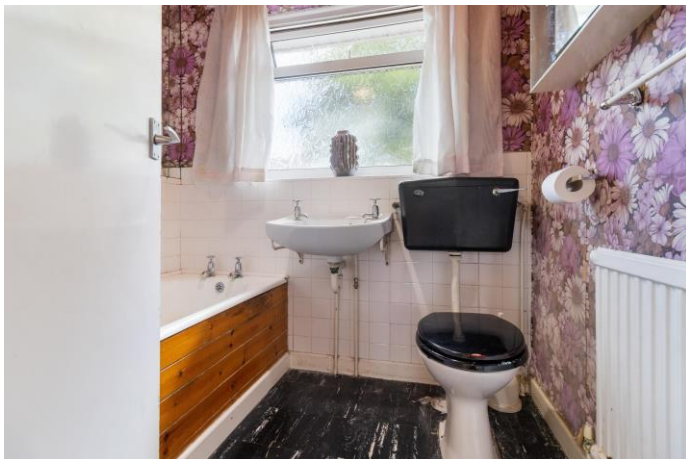
### Sitting/Dining Room 6.51m (21ft) x 3.38m (10ft 11in) max

A sociable space with dual aspect double glazed windows to front overlooking the foregarden with a view to the Malvern Hills. Sliding patio door to rear giving access to the rear garden. Two pendant light fittings, feature fireplace with back boiler, radiator. Door to

### Kitchen 2.58m (8ft 4in) x 2.58m (8ft 4in)

Vinyl flooring, double glazed window to front overlooking rear garden. Strip light, radiator, double glazed UPVC side door to driveway. Range of base and eye level units with worktop over, stainless steel sink with mixer tap and drainer. Space for cooker, fridge freezer and washing machine. Built in storage cupboard. Tiled walls.





## First Floor

### Landing

Carpet, double glazed window to side, pendant light fitting. Thermostat control. Access to fully boarded loft space, ladder and electrics.

### Bedroom 1 3.80m (12ft 3in) x 3.44m (11ft 1in)

Pendant light fitting, double glazed window to front with view to hills. Radiator, built in store cupboard housing the hot water tank and thermostat controls.

### Bedroom 2 3.49m (11ft 3in) x 2.76m (8ft 11in)

Double glazed window overlooking the rear garden, radiator, pendant light fitting.

### Bedroom 3 2.63m (8ft 6in) x 2.01m (6ft 6in)

Radiator, pendant light fitting, double glazed window to front with view to the hills. Ideal for a home office.

### Bathroom

Radiator, obscure double glazed window to rear, wall mounted wash hand basin, low level WC, panelled bath with taps, pendant light fitting and partially tiled walls.

### Garage

Up and over door to front, the felt roof has been replaced in the past three years.

### Enclosed Rear Garden

Accessed from the secure side gate from the driveway or the sliding patio doors from the sitting and dining room.

This is a lovely enclosed and mature garden with a range of shrubs and flowers including white Roses. Mainly laid to lawn with a separate patio area. There is a paved path that leads to the rear of the garden and gives access to a SHED (currently in a state of disrepair).

## Directions

From the centre of Great Malvern proceed south along the A449 Wells Road towards Ledbury. Pass the top of Peachfield Common and then just opposite the Railway Inn, turn sharp left into Peachfield Road. Continue down the hill for a quarter of a mile passing over the railway bridge and take the first left turn into St Andrews Road. Take the next right hand turn into Geneva Avenue and at the 'T' junction turn left. At the next 'T' junction, which is Arosa Drive, turn right and the property can be found after a short distance on the left as indicated by the Agent's for sale board.



## 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 from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E (50).



TOTAL FLOOR AREA: 853 sq ft. (79.3 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
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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.



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