

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A UNIQUE OPPORTUNITY TO PURCHASE A VERSATILE ONE BEDROOMED DETACHED PROPERTY AFFORDING FINE VIEWS FROM THE FRONT ASPECT OVER THE SEVERN VALLEY AND BENEFITTING FROM A GARAGE, DOUBLE GLAZING AND GAS CENTRAL HEATING. ENERGY RATING "D" NO CHAIN

Courtyard Mews - Guide Price £200,000

248 Wells Road, Malvern, WR14 4HD



Courtyard Mews

Location & Description

Enjoying a convenient location in Malvern Wells, just over two miles south of the historic Spa town of Great Malvern 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. Closer at hand and within walking distance is a Morrisons convenience store and a Texaco filling station (both of which provide for immediate needs).

Transport communications are excellent. Junction 7 of the M5 motorway at Worcester, Junction 1 of the M50 near Upton upon Severn and Junction 2 of the M50 near Ledbury are all within easy commuting distance. There is also a mainline railway station in Great Malvern itself.

Educational needs are well catered for. The area is well known for the quality of its local schools at both primary and secondary levels and in the state and private sectors, including the Elms and Downs Preparatory schools in nearby Colwall, Malvern college and Malvern St James Girls School.

The Worcestershire Golf Club and Three Counties Showground are each only a couple of minutes drive from the house which is also close to open countryside and to the network of paths and bridleways that criss-cross the Malvern Hills. This is a good spot for those who enjoy outdoor life or walking the dog.

Property Description

248 Wells Road is a unique, period detached property situated on the easterly slopes of the Malvern Hills and from the front aspect affords views over the Severn Valley.

The accommodation is flexible and unique in its characteristics offering living space to the first floor with an open plan living dining kitchen, a double bedroom and a shower room. Below is a large, flexible room ideal for an office or treatment room and slightly down from this is a single garage that is accessed directly from the Wells Road.

The accommodation is well presented and benefits from gas central heating and double glazing.

Steps lead up to the side of the property over which 248 has a right of access over and provides pedestrian access to the ground floor office/treatment rooms and further up to the private front door of the property itself which opens to the accommodation which comprises in more detail:

Entrance Hall

Accessed via a hardwood front door with chrome door fittings, double glazed Velux skylight, radiator and door to

Living Space 4.75m (15ft 4in) max x 4.62m (14ft 11in)

An open plan area enjoying a half vaulted ceiling with exposed ceiling timbers giving it period characteristics. Double glazed window to front looks out across the Severn Valley. The





kitchen area is fitted with a range of cream fronted drawer and cupboard base units with chrome handles and an wooden "butchers block" style oak over with matching wall units. Inset into the worktop is a one and a half bowl stainless steel sink unit with mixer tap and drainer. Integrated four ring electric **HOB** and single **OVEN** under and stainless steel extractor over. Undercounter space for fridge.

Wood effect Karndean flooring flows throughout this area and the living space benefiting from two radiators. Door to shower room (described later). Three ceiling light points and a short flight of three steps leads up to

Double Bedroom 2.73m (8ft 10in) x 4.85m (15ft 8in)

A nice size double bedroom with double glazed window to rear. Exposed ceiling timbers and access to loft space. Radiator. Window into entrance hall.



Shower Room

Fitted with a modern white low level WC, pedestal wash hand basin with mixer tap. Shower enclosure with electric shower over. Tiled splashbacks, inset ceiling LED downlighters, ceiling mounted extractor fan and heated towel rail. Obscure double glazed window to side.

Office/Workshop/Treatment/Games Room

Accessed from the side passageway and having an obscured double glazed composite door opening to this flexible and versatile space. A hallway with tiled floor has inset LED downlighters, radiator and double glazed window to side. From here an entrance could be created into the garage if desired. Two steps lead up to the main space



Room 2.32m (7ft 6in) x 4.37m (14ft 1in)

Having a tiled floor, LED downlighters, radiator, wall mounted extractor fan. This is a flexible and versatile space that could be adapted to numerous purposes.

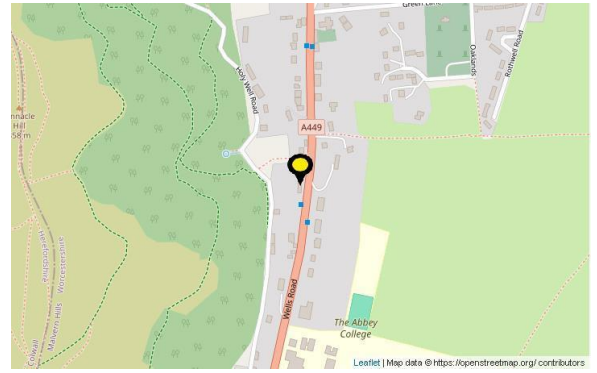
Garage 4.85m (15ft 8in) x 2.92m (9ft 5in) max narrowing to 6'7

Electric roller shutter door to front. A great space housing the recently installed wall mounted boiler. Radiator, inset LED downlighters and electric car charging point.



Directions

From the Agents Malvern office proceed in a southerly direction along the A449 passing through the town and on towards Malvern Wells. Pass through the centre of Malvern Wells, pass the garage on your right hand side. After 0.2 miles the property can be found on your right hand side.



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

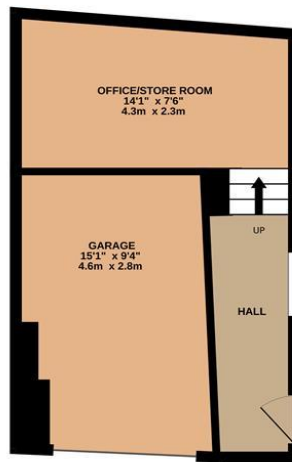
Council Tax

NOT LISTED ON WEBSITE

EPC

The EPC rating for this property is D (58).

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



FIRST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.3 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 errors, omissions or misstatement. This plan is for illustrative purposes only and should be used as a guide 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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