

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



SITUATED IN A QUIET LOCATION A WONDERFUL EXTENDED THREE BEDROOMED SEMI DETACHED PROPERTY OFFERING FLEXIBLE ACCOMMODATION WITH A LOVELY ENCLOSED GARDEN SITUATED IN A CONVENIENT YET QUIET LOCATION CLOSE TO LOCAL AMENITIES. ENERGY RATING "D" NO CHAIN

Lower Quest Hills Road - Guide Price £310,000

31 Lower Quest Hills Road, Malvern, Worcestershire, WR14 1RP

 3  2  1



31 Lower Quest Hills Road

Location & Description

The property is positioned in a quiet location in a popular and much sought after residential area. The house is excellently placed for access to the bustling shopping precinct of Malvern Link which offers a wide range of independent shops, Co-op supermarket, eateries, takeaways and community facilities. Further and more extensive amenities are available in the Victorian hillside town of Great Malvern or at the retail park on Townsend Way that offers a number of high street names including Next, Marks & Spencer, Boots and Morrisons to name but a few.

It is well placed for access to Malvern Link railway station that offers direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus service runs along the Worcester road connecting the neighbouring areas, whilst Junction 7 of the M5 motorway just outside Worcester brings The Midlands, South West and South Wales into an easy commute.

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

Property Description

Lower Quest Hills Road is a well presented and extended three bedroomed, semi detached house situated in a quiet road positioned conveniently close to local amenities and transport networks. The house is set back from the road behind a block paved foregarden with planted beds and a hedged and walled perimeter. Double wrought iron gates are set between brick pillars, opening to the driveway which continues to the side of the property allowing for parking for vehicles and giving access to a single garage.

The accommodation is well presented and is accessed via glazed wooden front door that open to light and airy rooms that benefit from gas central heating and double glazing.

The current owners have recently carried out some enhancements to the property including electrical work and the addition of a damp course to the front and side of the house.

The accommodation in more detail comprises:

Entrance Porch

Double glazed window to front, radiator. Obscure glazed wooden front door opening to

Living Room 7.26m (23ft 5in) x 3.72m (12ft) max 9'2 min

A generous space enjoying dual aspect windows with double glazed window to front and side. Coving to ceiling, two ceiling light points, two radiators. A gas fire is set into a feature wooden fire surround. Door to stairs descending to cellar (described later) and obscure multi-panelled wooden door opening to

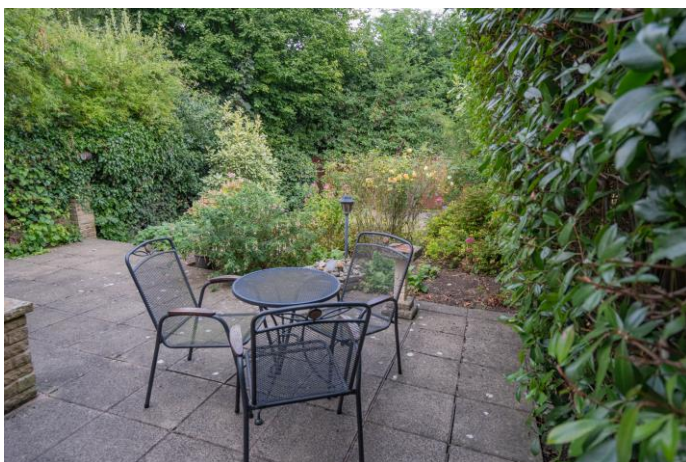
Breakfast Kitchen 3.64m (11ft 9in) x 3.44m (11ft 1in)

Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units incorporating display cabinets. Set under the double glazed window to side is a one and a half bowl stainless steel sink unit with mixer tap. Range of integrated appliances including a four ring Bosch electric **HOB** with extractor over and eye level **DOUBLE OVEN**. Ceiling light point, coving to ceiling, radiator, tiled splashbacks. Door to stairs to first floor and obscure multi-panelled glazed wooden door opening to

Inner Hallway

Obscure glazed wooden door opening to a covered side passageway. Useful double doored storage cupboard and door to





Utility Room 1.68m (5ft 5in) x 2.17m (7ft) 0

Having additional worksurface space, inset into which is a stainless steel sink unit with mixer tap and cupboard under. Space and connection point for washing machine and slimline dishwasher as well as full height fridge freezer. Wall mounted Worcester Greenstar Ri boiler. Double glazed window to rear, tiled splashbacks, ceiling light point, radiator. Useful wall mounted storage cupboard.

Cloakroom

Fitted with a modern white vanity wash hand basin with mixer tap and cupboard under, close coupled white WC, tiled splashbacks and floor. Coving to ceiling, inset ceiling light point, obscure double glazed window to rear and radiator.

Cellar 3.33m (10ft 9in) x 3.75m (12ft 1in)

Steps descend from the living room to a useful storage area. Light point.

First Floor

Landing

Ceiling light point, coving to ceiling, access to part boarded loft space via pull down ladder. Airing cupboard with hot water cylinder and shelving. Door to

Bedroom 1 3.38m (10ft 11in) x 3.72m (12ft)

Double glazed window to front with glimpses of North Hill. A double bedroom fitted with a range of bedroom furniture incorporating wardrobes, drawers, dressing table and cupboards. Ceiling light point, coving to ceiling and radiator.

Bedroom 2 3.35m (10ft 10in) x 3.44m (11ft 1in)

Double bedroom positioned to the rear of the property and overlooking the rear garden through a double glazed window. Ceiling light point, coving to ceiling, range of fitted bedroom furniture including wardrobes and drawers. Ceiling light point, coving to ceiling and radiator.

Bedroom 3 3.75m (12ft 1in) x 1.89m (6ft 1in)

Double glazed window to side, ceiling light point, coving to ceiling and radiator. Fitted wardrobe with drawers to side.

Family Bathroom

Fitted with a close coupled WC, vanity wash hand basin with mixer tap and cupboard under and LED lit mirror over. Panelled bath with mixer tap, separate shower enclosure with thermostatically controlled shower over. Ceiling light point, coving to ceiling, obscure double glazed window to side. Wall mounted extractor fan. Radiator. Tiled walls and floor.

Covered Pasageway

Obscured glazed wooden door to front. Inset ceiling light point, tiled floor and door to garage and

Outside

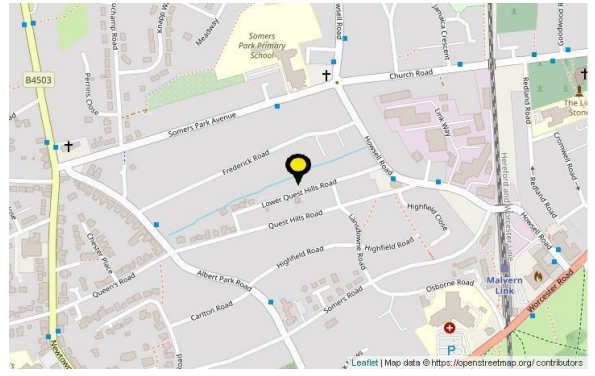
To the rear there is a beautiful and mature and secluded garden. Extending away from the rear of the property a paved patio area provides an excellent seating area where the pleasures of the setting can be enjoyed. A path leads past a planted bed to a lawn area with further paved seating area and giving access to a wooden **SHED**. The whole garden is enclosed by a fenced and hedged perimeter.

Single Garage 6.45m (20ft 10in) x 2.51m (8ft 1in) max

Up and over door to front, obscure glazed wooden door with obscure glazed window to side giving access to the garden. Light and power.

Directions

From the agents office in Great Malvern follow the A449 Worcester Road towards Malvern Link. After approximately half a mile continue at the light at Link Top bearing right downhill alongside the common on your right. Proceed through another set of traffic lights taking the next turn to the left into Albert Park Road. Follow this route for approximately half a mile. Turn right into Quest Hills Road then take the first left into Lower Quest Hills Road. Follow the road round to the right and 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 "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (66).



Malvern Office
01684 892809

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

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.