

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A DELIGHTFULLY SITUATED THREE BEDROOMED PERIOD SEMI-DETACHED PROPERTY OFFERING WELL PRESENTED ACCOMMODATION BENEFITING FROM GAS CENTRAL HEATING AND A GENEROUS REAR GARDEN. ON A SEPARATE TITLE AND WITHIN THE SELLING PRICE IS A PLOT OF LAND ONE DOOR DOWN FROM THE PROPERTY CURRENTLY HOUSING A DETACHED DOUBLE GARAGE WITH SPACE AROUND. EPC RATING "E" NO CHAIN.

Assarts Road – Guide Price £325,000

7 Assarts Road, Upper Welland, Malvern, WR14 4HW

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7 Assarts Road

Location & Description

Enjoying a convenient position approximately three miles south 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. There is a local McColl's store and service station less than a mile away.

Transport communications are well catered for. There is a mainline railway station at Great Malvern. Junction 1 of the M50 at Upton and Junction 7 of the M5 motorway at Worcester are both about ten miles away.

The area is well served by an excellent choice of schools at primary and secondary levels and in both the state and private systems including the Wyche and Wells Primary, The Chase Secondary, Malvern College and Malvern St James Girls School. The Worcestershire Golf Club is less than a mile away.

Property Description

7 Assarts Road is a lovely period Victorian semi-detached property situated within this desirable area of Upper Welland. The property is accessed via a wooden picket style pedestrian gate leading past the planted foregarden via the paved pedestrian path enclosed by a fenced and walled perimeter giving access to the front door which is positioned to the side of the property.

The living accommodation is set over two floors offering a sitting room, dining room, kitchen, ground floor bathroom and to the first floor three bedrooms benefiting from gas central heating.

On a separate title and being sold with the property is a detached double garage with parking to front positioned a couple of doors down from the property. It should be noted that the separate title will have an overage clause against any planning permission being granted in the future for a separate dwelling and further information on this can be found at the end of the brochure under the agent's note.

The living accommodation in more detail comprises:

Entrance Hall

Accessed via an obscured, glazed wooden front door positioned to the side of the property and opening to this area where stairs rise to first floor and a door opens to dining room with further door opens through to

Sitting Room 4.18m (13ft 6in) maximum into bay x 3.44m (11ft 1in) maximum into recess

A lovely glazed bay window to the westerly aspect at the front of the property. Ceiling light point, radiator and gas fire set into a feature surround with wooden mantel and low level shelf to either side.

Dining Room 3.38m (10ft 11in) x 3.69m (11ft 11in) maximum into recess

This space is open to the kitchen (described later) and enjoys a glazed sashed window to rear. Useful understairs storage cupboard, ceiling light point, radiators and entrance through to





Kitchen 2.42m (7ft 10in) x 2.45m (7ft 11in)

Fitted with a range of drawer and cupboard base units with rolled edge worktop over, stainless steel sink unit with mixer tap and drainer is under the double glazed window to side. Space and connection point for gas cooker and washing machine. Matching wall units, ceiling light point, coving to ceiling. Tiled splashbacks. Door opening through to

Rear Hall

Having an obscured double glazed UPVC pedestrian door giving access to garden. A double storage cupboard houses the wall mounted Worcester boiler with shelves under. Door opens through to

Ground Floor Bathroom

Fitted with a low level WC and pedestal wash hand basin, panelled bath and shower enclosure with thermostatic controlled shower over. Ceiling light point, obscured double glazed window to side, wall mounted electric heater, wall mounted heated towel rail. Tiled splashbacks.

First Floor Landing

Having a ceiling light point, loft access point with pull down ladder and being part boarded. Doors opening through to

Bedroom 1 3.35m (10ft 10in) x 3.69m (11ft 11in) maximum into recess

Glazed window to front, ceiling light point, radiator. Fitted double wardrobe with hanging space and cupboard over.

Bedroom 2 3.38m (10ft 11in) x 2.37m (7ft 8in)

Glazed sash window to rear, ceiling light point, radiator.

Bedroom 3 2.42m (7ft 10in) x 2.42m (7ft 10in)

Glazed sash window to rear, ceiling light point, radiator. Loft access point.

Outside to the rear

A concrete seating area leads to a split in the path where steps lead up to the lawn past a planted rockery. Further steps lead to a path flanking the lawn to the right hand side with planted beds continuing to a further paved seating area at the bottom of the garden where there is a wonderful planted area and wooden shed. The whole garden is enclosed by a fenced perimeter with pedestrian access to front.

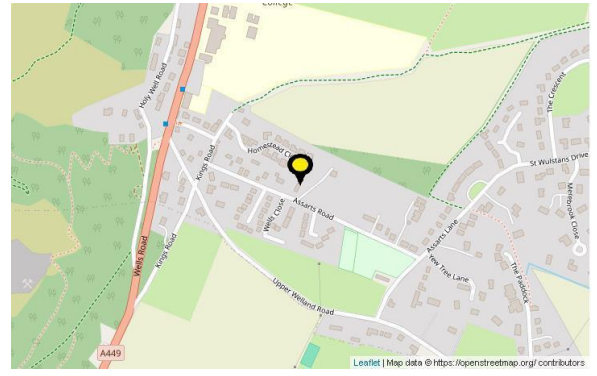
Double Garage 6.14m (19ft 10in) x 5.11m (16ft 6in)

The property has the benefit and ownership of a detached double garage which is on a separate title and is positioned just down from the property. This parcel of land allows off road parking to the front of the garage with the garage itself having an up and over door to front and further a small amount of land to the sides and rear. The garage has its own power supply which is separately metered. It should be noted that the vendor has requested that an uplift or overage clause is placed on this land meaning that should there be planning permission for a separate dwelling then a share of the uplift in land value comes back to our current owner and this will be a period of 25 years.



Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury for approximately three miles (passing a McColl's stores on your left and Texaco garage on your right). Approximately quarter of a mile after the Texaco garage) take a narrow turn to the left into Upper Welland Road. After 100 yards turn first left into Kings Road, immediately bearing right downhill into Assarts Road where number 7 will be seen on the left hand side.



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

EPC

The EPC rating for this property is E (51).



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