

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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SITUATED ON A CORNER PLOT ENJOYING VIEWS TO THE MALVERN HILLS, A BEAUTIFULLY PRESENTED AND SUBSTANTIAL FOUR BEDROOMED DETACHED FAMILY HOUSE BENEFITTING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, DOUBLE GARAGE, ENCLOSED GARDEN ALL SET IN A POPULAR AND SOUGHT AFTER VILLAGE LOCATION. ENERGY RATING "D"

Oaklands – Guide Price £480,000

12 Oaklands, Cradley, WR13 5LA

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12 Oaklands

Location & Description

The favoured village of Cradley has a primary school, village store, village hall, Doctors surgery and a church. The popular towns of Great Malvern (approx. 4 miles) and Ledbury (approx. 8 miles) both provide further excellent facilities and amenities including mainline railway stations giving direct links to Hereford, South Wales, Worcester, Birmingham and London. The property is well placed for easy access to the cities of Worcester and Hereford, the M5 motorway just outside Worcester and the M50 south of Ledbury brings The Midlands, South West and South Wales into an easy commute.

Property Description

12 Oaklands is a well presented and maintained family detached property situated in a quiet cul-de-sac location in a popular and much sought after village. One of the key selling points of the property is its corner position with a generous foregarden, mainly laid to lawn that wraps to two sides and has shaped beds, planted with a variety of plants and shrubs. A block paved driveway leads to the front door which is set beneath a pitched, tiled storm porch with light point to side. The parking area for the property is positioned to the side and is block paved and allows parking for up to four vehicles and gives access to a double garage.

The beautifully presented accommodation is meticulously maintained by the current owner and extends to approximately 1275 sq. feet over two floors, all benefits from gas central heating and double glazing.

The accommodation in more detail comprises:

Reception Hall

A welcoming space with wooden balustraded staircase to first floor with useful understairs storage cupboards. Ceiling light point, radiator, wall mounted thermostat control point and door to

Cloakroom

Opaque glazed window, white low level WC, pedestal wash hand basin. Ceiling light point, radiator. Tiled floor and splashbacks.

Sitting Room 6.12m (19ft 9in) x 3.77m (12ft 2in)

A generous, dual aspect room, flooded with natural light through a double glazed bow window to front and a further double glazed window to rear overlooking the rear garden. The main focal point of the room is a brick built fireplace with cast iron open grate set onto a tiled hearth. Ceiling light point, coving to ceiling, two radiators.

Office/Study 2.04m (6ft 7in) x 2.53m (8ft 2in)

A flexible and versatile space with double glazed window overlooking the side foregarden. Ceiling light point, coving to ceiling and radiator.

Kitchen 6.61m (21ft 4in) x 2.53m (8ft 2in)

Fitted with a range of shaker style drawer and cupboard base units with roll edged worktop over and matching wall units. Ceramic sink with mixer tap and drainer set under a double glazed window to side. Range of integrated appliances including a Diplomat four ring gas **HOB** and an eye level **DOUBLE OVEN**. Space and connection point for washing machine and full height fridge freezer. Tiled splashbacks, ceiling light point, coving to ceiling. Radiator. Door to dining room (described later). Tiled floor flowing through to the utility area, included in the kitchen measurements but offering a range of





additional floor and wall units with worktop space set into which is a ceramic sink with mixer tap and drainer. Double glazed window to side. Space for undercounter white good. Double glazed UPVC pedestrian door to side, wall mounted GlowWorm boiler. Ceiling light point, coving to ceiling, tiled splashbacks.

Dining Room 3.49m (11ft 3in) x 2.82m (9ft 1in)

Conveniently situated adjacent to the kitchen. Enjoying a double glazed window overlooking the rear garden. A nice space for formal entertaining with ceiling light point, coving to ceiling and radiator.

FIRST FLOOR

Landing

Double glazed window to front, ceiling light point, access to loft space. Radiator and door to



Master Bedroom 4.31m (13ft 11in) max x 3.72m (12ft) max

A generous double bedroom with double glazed window giving views to the Malvern Hills. Ceiling light point, coving to ceiling. Built in double wardrobe incorporating hanging and shelf space. Ceiling light point, coving to ceiling, radiator and door to

En-suite

Refitted with close coupled WC, vanity wash hand basin with mixer tap and cupboard under, panelled bath with mixer tap. Tiled splashbacks, ceiling light point, coving to ceiling. Wall mounted chrome heated towel rail. Opaque glazed window to side.

Bedroom 2 3.46m (11ft 2in) max x 3.77m (12ft 2in)

Double glazed window to rear, ceiling light point, coving to ceiling and radiator. Useful recess where fitted wardrobes could be built.

Bedroom 3 2.53m (8ft 2in) x 3.41m (11ft)

A further double bedroom with double glazed window to front, ceiling light point, coving to ceiling.

Bedroom 4 2.87m (9ft 3in) x 2.42m (7ft 10in)

Double glazed window to rear, ceiling light point, coving to ceiling. Built in single wardrobe with ceiling height cupboards, ideal for storage. Radiator.



Family Bathroom

Recently refitted within the last two years. Close coupled WC and vanity wash hand basin with mixer tap and cupboard under. Walk-in shower enclosure with thermostatically controlled shower over. Opaque glazed window. Ceiling light point, coving to ceiling, extractor fan and wall mounted chrome heated towel rail. Lovely storage cupboards with shelving, granite top and splashbacks.

Outside

A block paved patio area extends away from the rear of the property with further gravelled, stone chipped area to side giving access to a wooden **SHED**. A lawn area extends from the patio with raised beds, all enclosed by a fenced and hedged perimeter. A pedestrian path leads from the patio past a **POND** and gives access to the driveway and a pedestrian door to the garage. The garden further benefits from light points and an outside tap.

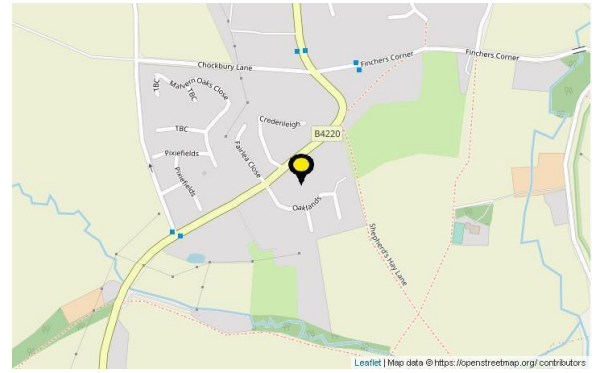


Double Garage 5.40m (17ft 5in) x 4.90m (15ft 10in)

Up and over door, light, power. Obscure glazed window to rear and pedestrian door to the garden. Loft storage space. To the front of the garage is a block paved parking area that allows for parking for up to four vehicles.

Directions

From the agents office in Malvern proceed north along the A449 Worcester Road. After a quarter of a mile take the first turning to the left signed West Malvern and Bromyard into North Malvern Road. Take the first turn right into Cowleigh Road and continue for approximately two miles to the T Junction with the A4103. Turn left towards Hereford and continue for approximately two miles and take a left turn signed for Bosbury (B4220). Follow this road into the village of Cradley and after seeing the British Legion on the left take the next left into Oaklands. Follow the road round to the left and the property can be found on the 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

COUNCIL TAX BAND "E"

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 (65).

GROUND FLOOR
651 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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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