

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A WONDERFUL PERIOD VICTORIAN END OF TERRACED RESIDENCE SITUATED WITHIN THIS HIGHLY CONVENIENT AND POPULAR LOCATION WITH A LOVELY ENCLOSED GARDEN AND AFFORDING VIEWS TO THE MALVERN HILLS. EPC RATING "E"

Laburnum Walk - Guide Price £355,000

49 Laburnum Walk, Malvern WR14 1HB

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49 Laburnum Walk

Location & Description

The house is located in one of Malvern's sought after areas. Laburnum Walk is close to all amenities to include local shops in Newtown Road and a wider range of amenities in Great Malvern and Malvern Link. Both these centres are approximately half a mile from the property.

Malvern is renowned for its tourist attractions to include the famous Malvern Hills and the theatre complex with concert hall and cinema. There are many sporting facilities available to include the Splash leisure centre, Manor Park Sports Club and the Worcestershire Golf Club in Malvern Wells.

Transport communications are excellent with two mainline railway station in Malvern, one of which is within walking distance and has connections to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant.

Educational facilities are well catered for at both primary and secondary levels in both the state and private sectors. A number of these schools are within walking distance of the property.

Property Description

49 Laburnum Walk is a wonderful example of a Malvern stone-built Victorian end of terrace residence situated within this highly convenient yet peaceful location. The property is initially approached via the pedestrian walkway of Laburnum Walk where the private path is gravelled with steps leading up to the front door opening to the living accommodation which benefits from gas central heating and double glazing. The property can also be easily accessed via Henley Place.

The property is set back behind a lawned foregarden planted with a mature hedged perimeter and with planted fig trees and bushes. This is a secluded area, part of the generous gardens which wrap around the property to three sides, with views of the North Hill. Of particular note should be that there used to be off road parking with the property which comes from Henley Place and subject to the relevant permissions being sought this has the potential to be reinstated. Internally the living accommodation is set over two floors and is accessed via a UPVC double glazed front door with double glazed obscured fan light over set into a beautiful yellow bricked archway with sensored light point.

The living accommodation in more detail comprises:

Vestibule

Having a Minton tiled floor flowing through an entrance way into

Reception Hallway

Being a welcoming space where an open wooden balustraded staircase rises to first floor. A doorway descends to steps to large cellar room with light and power being a useful storage area which could be converted into additional accommodation for the main residence. Beautiful Minton tiled floor, ceiling light point and doors opening through to dining room and breakfast kitchen (described later). A further door opens through to

Sitting Room 4.83m (15ft 7in) maximum into bay window x 3.35m (10ft 10in) maximum into recess

Having a wonderful wide double glazed bay window to front overlooking the foregarden. Ceiling light point, decorative picture rail, radiator. Living flame effect gas fire is set into a tiled surround and hearth. Exposed floorboards.





Dining Room 2.82m (9ft 1in) minimum x 4.00m (12ft 11in)

This is a versatile and flexible space positioned to the rear of the property and could be used as a third double bedroom. Fitted with a range of cupboards either side of the chimney breast allowing for ample storage and to one wall book shelves set between the double glazed window to rear. Ceiling light point, radiator, exposed floorboards.

Kitchen 5.61m (18ft 1in) x 3.61m (11ft 8in) maximum

This is a lovely open plan area ideal for family living and being fitted with a range of cupboard base units with worktop over set into which is a four ring integrated Bosch electric induction **HOB** with single **OVEN** under. A ceramic one and a half bowl sink with drainer and mixer tap is set under the glazed window to rear with glimpses up to the Malvern hills. Space and connection point for washing machine and full height fridge freezer. Two ceiling light points and radiator, dining area and tiled floor. A double glazed wooden door to rear gives access to the garden. Wall mounted Worcester boiler.

First Floor Landing

Ceiling light point, radiator, beautiful arched double glazed window to front and doors opening through to

Bedroom 1 3.95m (12ft 9in) x 3.33m (10ft 9in)

Double glazed window to front, ceiling light point, radiator, a good sized double bedroom affording a view across the Severn Valley to Bredon Hill.

Bedroom 2 4.03m (13ft) x 3.41m (11ft)

A further double bedroom with double glazed window affording views to the Malvern hills. Ceiling light point, radiator. A feature period fireplace with mantle.

Bathroom

Fitted with a Victorian style rolled edged bath with central mixer taps with shower head fitment. A Victorian style pedestal wash hand basin. Obscured double glazed window to rear, ceiling light point, shelving unit and airing cupboard housing the hot water cylinder with shelving over. Wood panelling to half height. Chrome wall mounted heated towel rail.

Separate WC

Having a Victorian style low level WC. Obscured double glazed window to rear, ceiling light point.

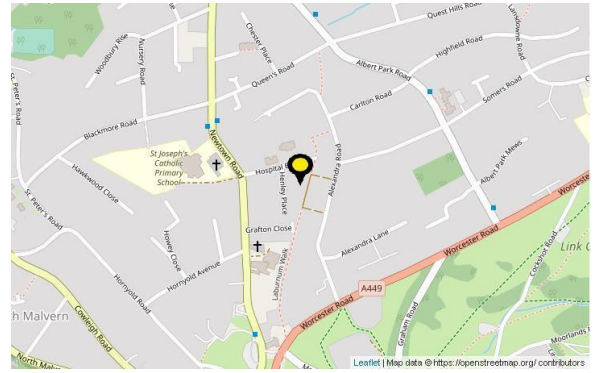
Outside

The grounds for the property wrap around the house to three sides and there is gated pedestrian access to Henley Place. The majority of the garden is given over to lawn and enclosed by a mature hedged, fenced and walled perimeter. Views on are on offer up to the Malvern hills and the garden further benefits from a wooden **SHED**.

As previously stated there used to be off road parking to the rear of the property and this could be reinstated subject to the relevant permissions being sought.

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road for 0.7 miles after which turn left into Alexandra Road, continue for 0.1 miles after which turn left up a driveway leading to a path where you turn left and the property can be found on the right 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 formerly 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 "B"

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 (47).



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