

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A DECEPTIVELY SPACIOUS AND WONDERFULLY POSITIONED 1950'S DETACHED BUNGALOW IN A HIGHLY POPULAR AND CONVENIENT LOCATION. THREE GENEROUS BEDROOMS, TWO RECEPTION ROOMS, CONSERVATORY, BREAKFAST KITCHEN, BATHROOM AND CLOAKROOM. GAS CENTRAL HEATING AND DOUBLE GLAZING. GARAGE, AMPLE OFF ROAD PARKING AND BEAUTIFUL ENCLOSED GARDEN. EPC "D"

Grundys Lane - Guide Price £500,000

16 Grundys Lane, Malvern, Worcestershire, WR14 4HS



16 Grundys Lane

Location & Description

The property enjoys a convenient position in Grundy's Lane, just over two miles south of the cultural and 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. More local amenities can be found at a nearby convenience store and a service station, both of which are within walking distance. Junction 1 of the M50 motorway near Upton upon Severn is just seven miles distant and there is a mainline railway station in Great Malvern itself. Educational facilities are excellent. Malvern has a superb choice of independent schools (including Malvern College and Malvern St James Girls' School) as well as several highly regarded primary and secondary schools in the state sector.

Situated as it is on the eastern slopes of the Malvern Hills, the bungalow is close to the network of paths and bridleways that criss-cross the hills themselves, including the British Camp, which is less than a mile away. The Worcestershire Golf Club and The Three Counties Showground are a similar distance. Approximately five miles away is the River Severn at Upton, renowned for its marina, summer festivals and riverside walks.

Property Description

16 Grundys Lane is a spacious detached bungalow situated in a highly sought after location. The property is approached from the road via a five bar wooden vehicular gate with pedestrian gate to side, planted foregarden, enclosed by a hedged and fenced perimeter and opening to allow for ample parking for vehicles to the front. The driveway continues to the side of the bungalow and offers additional space for parking and gives access to an oversized integral single garage. From the front driveway hardwood double doors with beautiful leadlight windows to either side open to the deceptively spacious accommodation that offer flexible and versatile rooms flooded with natural light. There is also potential for the conversion of the attic space (subject to the relevant permissions being sought) to create additional rooms to this fine home. The bungalow has double glazing and gas fired central heating.

The accommodation in more detail comprises:

Entrance Porch

Wooden door with glazed insets and matching side panels to the reception hall (described later). Ceiling light point and door to

Cloakroom

White low level WC, wall mounted wash hand basin. Ceiling light point, obscure glazed window to front. Radiator. Tiled splashbacks. Useful storage cupboards.

Reception Hall

A welcoming space positioned in the centre of the house with doors opening to all principal rooms. Two ceiling light points, coving to ceiling, radiator. Useful storage cupboard. Access to loft space with pulldown ladder. This space (subject to the relevant permissions being sought) could be converted to create additional accommodation. Wall mounted thermostat control point. Door to

Breakfast Kitchen 3.97m (12ft 10in) x 3.82m (12ft 4in)

Currently fitted with a range of wooden fronted, shaker style drawer and cupboard base units with worktop over and matching wall units incorporating display cabinets and underlighting. Set under a double glazed window to front is a twin bowl sink with double drainer, mixer tap and cupboards under. Range of integrated appliances to include a five ring Bosch electric **INDUCTION HOB**, single Bosch **OVEN** and space an connection point for washing machine, undercounter fridge and freezer. Breakfast bar return with radiator and further cupboards. To the rear of the kitchen there is a range of floor to ceiling fitted cupboards with central worktop with drawers and cupboards under. Inset ceiling spotlights, tiled splashbacks, coving to ceiling and door to

Side Porch

Double glazed windows to three sides, double glazed roof and obscure double glazed wooden door opening to steps that descend to the side drive.





Sitting Room 4.31m (13ft 11in) x 6.45m (20ft 10in)

Positioned to the rear of the property this dual aspect room is generous in proportion and enjoys double glazed windows to side and rear. The focal point is a wooden fire surround with tiled back and wooden mantle. Ceiling light point, coving to ceiling, radiator and glazed pedestrian door giving access to

Conservatory 3.56m (11ft 6in) x 4.06m (13ft 1in)

Double glazed windows to three side with the rear incorporating a double glazed sliding door opening to steps that descend to the garden. From this room glimpses of the Severn Valley are on offer. Ceiling light point incorporating a fan. Power sockets and radiator.

Dining Room 4.62m (14ft 11in) x 4.00m (12ft 11in)

Accessed from the reception hall and having a beautiful wooden Parquet floor. Double glazed window looking through to the conservatory and further double glazed window to side. Coving to ceiling, ceiling light point, wall light points, radiator. Living Flame effect gas fire set into a wooden fire surround with marble effect back and hearth.

Bedroom 1 4.00m (12ft 11in) max into wardrobes x 3.85m (12ft 5in)

A double bedroom with double glazed window to side. Ceiling light point, coving to ceiling. Range of fitted wardrobes to one wall incorporating hanging and shelf space with the lefthand wardrobe continuing into a storage area where this as well as the wardrobes has the potential for an en-suite to be positioned.

Bedroom 2 4.54m (14ft 8in) max x 4.00m (12ft 11in)

A further generous double bedroom with double glazed window to side, ceiling light point, coving to ceiling and radiator. Door giving access to the main bathroom.

Bedroom 3 2.79m (9ft) x 3.85m (12ft 5in)

Double glazed window to side, ceiling light point, coving to ceiling and radiator. Wall mounted wash hand basin.

Family Bathroom

Fitted with a white low level WC with matching bidet and pedestal wash hand basin. Bath with mixer taps and thermostatically controlled shower over. Double glazed opaque glazed window to side, inset ceiling spotlights, light with shaver point over sink. Wall mounted chrome heated towel rail, radiator, two sets of double storage cupboards, one of which has a further cupboard over.

Outside

The grounds wrap around to three sides with the majority being to the rear and left hand side. To the rear there is a two tiered patio area which can be accessed from the side driveway or via the conservatory. The garden is beautifully planted with a range of mature shrubs and plants, all enclosed by a walled, fenced and hedged perimeter. Continuing to the left of the property is a tarmac driveway that allows for ample parking that is flanked by planted beds. A pedestrian path continues around the perimeter of the garden. The garden is secluded and private and benefits from outside light point and a

Garden Store 3.87m (12ft 6in) x 1.58m (5ft 1in)

Accessed via pedestrian door from the side driveway. Ceiling light point and power.

Boiler Room 3.87m (12ft 6in) x 2.30m (7ft 5in)

Also accessed from the side drive. Glazed window, ceiling light point. Hot water cylinder, floor mounted gas fired boiler. Power socket

Garage 6.28m (20ft 3in) x 3.46m (11ft 2in)

Above average size with sliding doors to front aspect, window to side, water tap, light and power. Door to

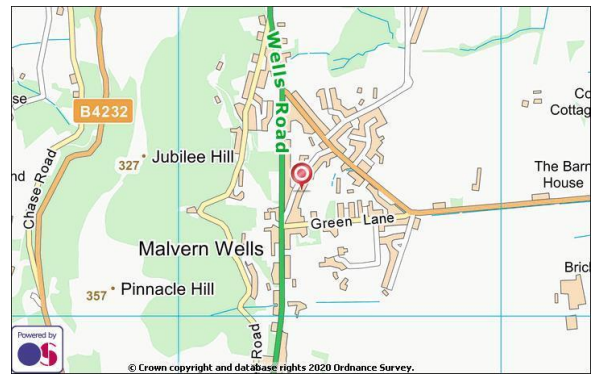
Basement

The door has limited head height but once inside this is a generous space in which you can stand and is ideal for storage.



Directions

From Great Malvern proceed south along the A438 Wells Road towards Ledbury for approximately two miles passing a Morrisons convenience store on your left. 200 yards further on bear left onto the B4209 Hanley Road (signed Upton and The Hanleys). Proceed down hill for 200 yards taking the first turn right into Grundy's Lane. Continue uphill where the property will be found after a short distance on the left 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 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

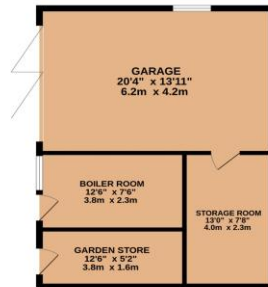
COUNCIL TAX BAND "F"

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 (59).

BASEMENT
545 sq ft. (50.6 sq m.) approx.



GROUND FLOOR
1639 sq ft. (152.3 sq m.) approx.



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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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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.
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