

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN IMMACULATELY PRESENTED DETACHED FAMILY HOME OCCUPYING A PRESTIGIOUS CORNER PLOT POSITION IN A MUCH SOUGHT AFTER RESIDENTIAL AREA. LOVELY LANDSCAPED REAR GARDEN, OFF ROAD PARKING, ELECTRIC CAR CHARGING POINT. REMAINING NHBC WARRANTY. ENERGY RATING "B"

Fairfax Way - Guide Price £350,000

18 Fairfax Way, Ruswick, Worcester, WR2 5TZ

3 2 2



18 Fairfax Way

Location & Description

Rushwick is a popular village to the west of the centre of the City of Worcester and being conveniently placed to give easy access to Junction 7 of the M5 motorway with links to The Midlands, South West and South Wales.

Fairfax Way is located off the A4440 that offers easy access to Malvern and Hereford. It is close to the the area of St Johns which offers supermarkets such as Sainsbury's and Aldi and a number of independent shops including a butcher and a bakery. There are takeaways, restaurants and public houses and Doctor and Dental surgeries. It is also very conveniently placed next to the Worcester Golf and county Club.

Educational facilities are well catered for including a range of highly regarded primary and secondary schools including Rushwick Primary.

Property Description

This beautifully presented three bedroomed detached family homes was built in 2021 and provides sociable, light and airy accommodation throughout and occupying a fantastic position on a quiet estate. The house still carries the remains of an NHBC Warranty and the current owners have recently landscaped the garden. There is off road parking and a charging point for an electric vehicle.

The house is set back from the road behind a lawned foregarden with a beautiful flower border. Steps lead up to a composite UPVC front door with obscured glass that sits under a storm porch.

Entrance Hall

A welcoming, spacious, light and bright space. Carpet, doors to kitchen diner, sitting room and stairs to first floor. Pendant light fitting, radiator, thermostatic control system.

Sitting Room 5.71m (18ft 5in) x 3.18m (10ft 3in)

Carpet, two radiators, pendant light fitting, dual aspect double glazed window to front and side, double glazed French doors giving access to the garden.

Kitchen Diner 5.68m (18ft 4in) x 2.92m (9ft 5in)

A sociable open plan family area. Range of base and eye level units with worktop over and pelmet lighting. Space for fridge freezer, space for dishwasher, built in **OVEN** and gas **HOB** with extractor over. One and a half bowl stainless steel sink with drainer, vinyl flooring, two radiators, two ceiling light fittings, dual aspect double glazed windows to front and rear and door to

Utility Room

Vinyl flooring, base units with space for washing machine below. Ceiling light fitting, central heating boiler. composite double glazed door to garden. Radiator and ceiling light fitting. Door to

Cloakroom

Low level WC, pedestal wash hand basin, vinyl flooring, extractor fan, ceiling light fitting and partially tiled walls.





First Floor

Landing

Carpet, access to loft space, pendant light fitting. Overstairs storage cupboard, radiator, double glazed window to rear.

Bedroom 1 4.16m (13ft 5in) 4 x 3.25m (10ft 6in)

Carpet, two radiators, dual aspect double glazed window to rear and side. Built in wardrobe, ceiling light fitting and door to

En-Suite

Vinyl flooring, obscured double glazed window to front. Radiator, close coupled WC, pedestal wash hand basin, partially tile walls, tiled shower cubicle with mains shower connected. Ceiling light fitting, extractor fan.

Bedroom 2 3.30m (10ft 8in) x 2.84m (9ft 2in) max

Carpet, double glazed window to front, radiator and pendant light fitting.

Bedroom 3 2.84m (9ft 2in) x 2.35m (7ft 7in)

Carpet, radiator, double glazed window to rear, pendant light fitting.

Bathroom

Vinyl flooring, obscure double glazed window to front, partially tiled walls, panelled bath, pedestal wash hand basin, close coupled WC, extractor fan and radiator.

Outside

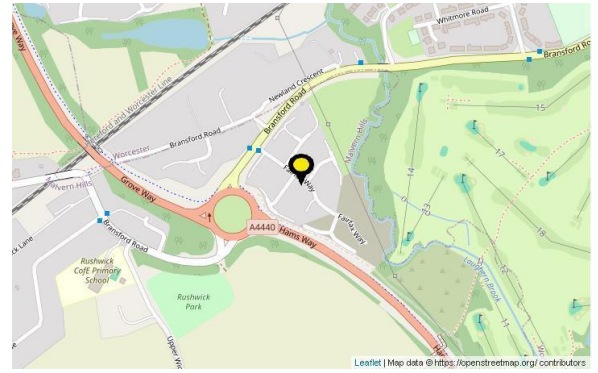
The rear garden has recently been beautifully landscaped by the current owners to create a lovely patio area with gravel border and steps that lead up to a further decked area with south facing aspect. There is a lawn with further level hardstanding area for a shed (available by separate negotiation). A path and steps lead down to the secure gated side access which opens to the tandem parking. The garden can also be accessed from the sitting room through double glazed French doors and from the utility room.

Agents Note

The owners have advised us there is a annual charge for the maintenance of communal areas on the estate. This is reviewed on an annual basis, and fee for January 2024 to December 2024 was £382.05.

Directions

From the centre of the city off Worcester proceed west over the river into New Road with the cricket ground on your left. Continue straight on at the first island and turn left at a set of traffic lights onto the B4485. Take the next right at the traffic lights onto the Bransford Road. Continue for approximately one mile and Fairfax Way is the last turning on the left hand side before the roundabout. Number 18 is on the right.



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 "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

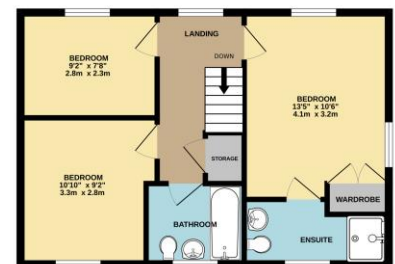
EPC

The EPC rating for this property is B (84).

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 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.
Made with Metropix 6/2021

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.



Malvern Office
01684 892809

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