

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL POSITIONED SEMI-DETACHED PROPERTY CLOSE TO LOCAL AMENITIES AND HAVING THE POTENTIAL FOR FURTHER DEVELOPMENT SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT WITH THE ACCOMMODATION BENEFITING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, OUTBUILDING, ENCLOSED GARDEN WITH SIDE ACCESS, OFF ROAD PARKING FOR THREE VEHICLES, VIEWS TO THE MALVERN HILLS AND COMPRISES IN BRIEF RECEPTION HALLWAY, GUEST CLOAKROOM, LIVING ROOM, KITCHEN, THREE BEDROOMS AND BATHROOM. EPC RATING "D" NO CHAIN

Tanhouse Lane – Guide Price £300,000

31 Tanhouse Lane, Malvern, WR14 1UB



31 Tanhouse Lane

Location & Description

Tanhouse Lane enjoys a convenient position only about half a mile from the well served centre of Malvern Link where there are a comprehensive range of amenities including shops and banks, Lidl and Co-operative supermarkets, two service stations and takeaways. The wider facilities of Great Malvern are less than a mile distant. Here there are further shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Educational needs are particularly well catered for as the property is well served by local schools at both primary and secondary levels. Transport communications are excellent. Malvern Link railway station is only about quarter of a mile away and Junction 7 of the M5 motorway at Worcester is about seven miles.

Property Description

31 Tanhouse Lane is a fantastically positioned semi-detached property situated within walking distance to local amenities.

The property is set back from the road by its attractive block paved driveway allowing ample parking for vehicles. There is a shaped lawned foregarden with central specimen tree and the west-facing garden is flanked to three sides by a hedged and fenced perimeter.

The obscured double glazed UPVC door is set under a pitch tiled roof storm porch and opens to the living accommodation which benefits from gas central heating and double glazing. The property has been well maintained over the years by the current owner and there is the potential to extend the property further subject to the relevant permissions being sought.

The accommodation is set over two floors benefiting from gas central heating and double glazing and comprises in more detail of:

Reception Hallway

Double glazed window to side and having an open staircase rising to first floor. Ceiling light point, coving to ceiling, decorative dado rail, radiator, doors to living room and kitchen (described later) and further door opening to the

Cloakroom

Fitted with a low level WC and wash hand basin with cupboard under. Obscured double glazed window to side, wall mounted extractor fan and wall light point. Tiled splashbacks.

Living Room 7.26m (23ft 5in) x 3.77m (12ft 2in) max narrowing to 9' min in dining area

Being a wonderful dual aspect room enjoying a double glazed bay window to front and double glazed french doors opening and overlooking the rear garden. The sitting room area is positioned to the front of the room and the focal point of which is the living flame effect gas fire set into a sandstone effect fireplace with hearth and mantel. Coving to ceiling, ceiling light point, radiator and this space is open to the spacious

Dining Area

Benefiting from a further ceiling light point, coving to ceiling, dado rail and radiator.





Kitchen 2.40m (7ft 9in) x 2.73m (8ft 10in)

Fitted with a range of cupboard base units with rolled edge worktop over and matching wall units incorporating shelving. A stainless steel sink unit with mixer tap and drainer is set under the double glazed window overlooking the rear garden. There is an integrated four ring gas **HOB** with extractor over and single **OVEN** under, **FRIDGE** and space and connection under worktop for washing machine and dishwasher. Double glazed obscured UPVC pedestrian door to side. Ceiling light point, tiled splashbacks.

First Floor Landing

Double glazed window to side, ceiling light point, loft access point and doors opening through to

Bedroom 1 3.77m (12ft 2in) x 3.77m (12ft 2in) maximum into wardrobes

Double glazed window to front, ceiling light point, coving to ceiling, radiator. Enjoying a range of bedroom furniture including two sets of double wardrobes and dressing table with drawers and cupboard over and space for King size bed.

Bedroom 2 3.13m (10ft 1in) x 3.23m (10ft 5in) maximum into wardrobes

A double bedroom with two double glazed windows giving views of the Malvern Hills. Fitted wardrobes incorporating hanging and shelf space in between which are shelves and a cupboard under. Ceiling light point, coving to ceiling, radiator.

Bedroom 3 2.82m (9ft 1in) x 2.25m (7ft 3in)

Double glazed window to front, ceiling light point, radiator. Currently used as an office and having desk space with drawers and cupboards and could easily be used for a smaller third bedroom or nursery room. Further fitted storage cupboard. Ceiling light point, coving to ceiling, radiator.

Bathroom

Fitted with a low level white WC with pedestal wash hand basin and panelled bath with mixer tap and shower head fitment. Separate shower enclosure with thermostatic controlled shower over. Wall mounted chrome heated towel rail, two ceiling light points, two obscured double glazed windows to side, walls finished in white tiling, airing cupboard housing the wall mounted Ideal boiler.

Outside to the rear

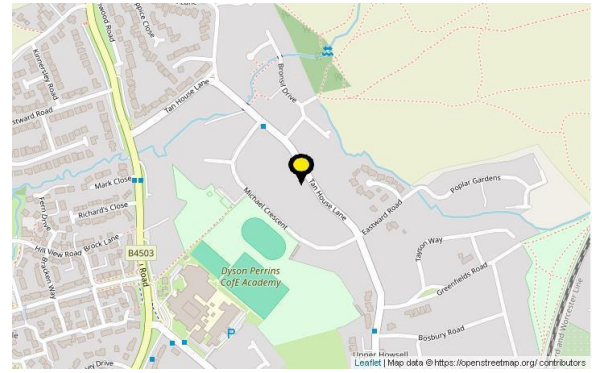
A paved patio area extends away from the property leading to the shaped lawn with planted beds interspersed with mature trees. The garden is enclosed by a fenced and hedge perimeter with gated pedestrian access to front and further benefits from an outside water tap and ornamental pond.

Within the garden are a number of 'L' shaped outbuildings of brick construction under a concrete roof. The first of which is 5'1 x 7'1 accessed via a pedestrian door with glazed window to rear. To the right hand side of this is a covered store which adjoins a further storage room 3' x 5'1 accessed via a wooden door with an obscured glazed window and electric power sockets. These outbuildings could potentially, subject to the relevant planning permissions, create an excellent area where the main property could be extended into.



Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road for less than quarter of a mile to a set of traffic lights at Link Top. Turn left at these lights into Newtown Road following it round sharply to the right towards Leigh Sinton. Continue along this route into Leigh Sinton Road for approximately half a mile through a set of traffic lights before turning right into Tanhouse Lane. Follow the lane round a right hand bend passing Bronsil Drive on your left hand side and the property will be found after a short distance on the right 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

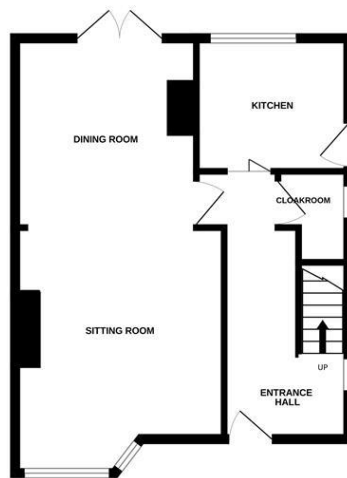
COUNCIL TAX BAND "C"

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

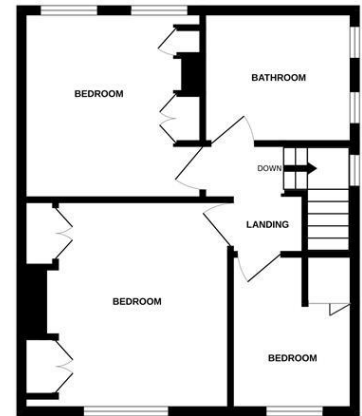
EPC

The EPC rating for this property is D (67).

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



31 TANHOUSE LANE

TOTAL FLOOR AREA: 909 sq.ft. (84.4 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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EST. 1981

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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.

