

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS AND VERSATILE EXTENDED FOUR BEDROOMED DETACHED FAMILY HOUSE OCCUPYING A PRIME POSITION IN A DESIRABLE RESIDENTIAL AREA. THE PROPERTY REQUIRES REFURBISHMENT AND BENEFITS FROM SOLAR PANELS, OFF ROAD PARKING, PRIVATE ENCLOSED REAR GARDEN, CONSERVATORY AND GARAGE. ENERGY RATING " D" NO CHAIN

Summerfield Road - Guide Price £350,000

16 Summerfield Road, Malvern, WR14 1EA

4 2 2



16 Summerfield Road

Location & Description

The property enjoys a convenient location within walking distance of a comprehensive range of amenities in nearby Malvern Link, including Lidl and Co-op supermarkets, two service stations, shops, take aways and public houses. Doctor and Dental Surgeries. Malvern's main retail park is less than a quarter of a mile away where there are a number of familiar high street names including Marks & Spencer, Boots, Morrisons to name but a few. The wider facilities of Great Malvern are less than a mile distant, here there are further shops and banks, Waitrose supermarket and renowned theatre and cinema complex.

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 links are excellent. Malvern Link railway station is only fifteen minutes' walk away with connections to London Paddington, Worcester, Birmingham, Herford and South Wales and junction 7 of the M5 motorway at Worcester is less than seven miles.

Educational needs are well catered for at both primary and secondary levels with some of the best schools in the region in both the state and private sectors to include Malvern College and Malvern St James Girls School.

Property Description

16 Summerfield Road is an extended detached four bedroomed property of approximately 1364 sq.ft which is coming to the market for the first time in over sixty years. It requires refurbishment, providing the opportunity for potential purchasers to make the house their own. The house occupies a prominent position in a highly desirable residential area.

It is set back from the road in a quiet position overlooking greenspace. A block paved driveway and foregarden with mature shrubs gives access to secure side gate to the garden and to the garage with electric shutter door and a glazed sliding door opening to

Porch

Glass door, tiled floor, pendant light fitting, glazed window to side. Built in shelving unit, obscure door and window to

Entrance Hall

Carpet, doors to kitchen, sitting room and dining room. Stairs to first floor, radiator, ceiling light fitting, understairs storage cupboard.

Kitchen 3.35m (10ft 10in) x 2.51m (8ft 1in)

Vinyl flooring, range of base and eye level units with worktops over, double glazed window to rear overlooking the lovely garden, two built in storage cupboards, partially tiled walls, space for oven, sink unit with cupboards and taps, fluorescent strip light and open to

Utility 2.32m (7ft 6in) x 2.01m (6ft 6in)

Vinyl flooring, range of eye level units, space for white goods, plumbing for washing machine, radiator, fluorescent strip light, double glazed window, obscure double glazed door giving access to the garden. Door to





WC

Carpet, low level WC, wall mounted wash hand basin, ceiling light fitting and extractor fan.

Sitting/Dining Room 6.87m (22ft 2in) x 5.11m (16ft 6in) max

An open plan sociable space, perfect for family living. Carpet, two ceiling light fittings, double glazed window front, built in storage unit, radiator, gas fire, glazed window to side. Door to

Conservatory 4.23m (13ft 8in) x 3.87m (12ft 6in) max

Double glazed wooden French doors to the rear garden. Of brick and wooden construction with glazed surround. Electric heater.

First Floor

Landing

Carpet, two pendant light fittings, two airing cupboards, one housing the Worcester Bosch central heating boiler. Door to

Bathroom

Close coupled WC, pedestal wash hand basin, tiled shower cubicle and double glazed window to rear.

Bedroom 5.47m (17ft 8in) x 2.92m (9ft 5in)

Carpet, two double glazed windows to front, built in wardrobes, pedestal wash hand basin, radiator, ceiling light fitting and two wall lights.

Bedroom 3.51m (11ft 4in) x 3.56m (11ft 6in)

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

Bedroom 3.25m (10ft 6in) x 3.54m (11ft 5in) max

Carpet, double glazed window to front, radiator, pendant light fitting, built in wardrobe with mirror sliding doors.

Bedroom 3.33m (10ft 9in) x 2.32m (7ft 6in)

Carpet, double glazed window to rear, pedestal wash hand basin and ceiling light fitting.

Outside

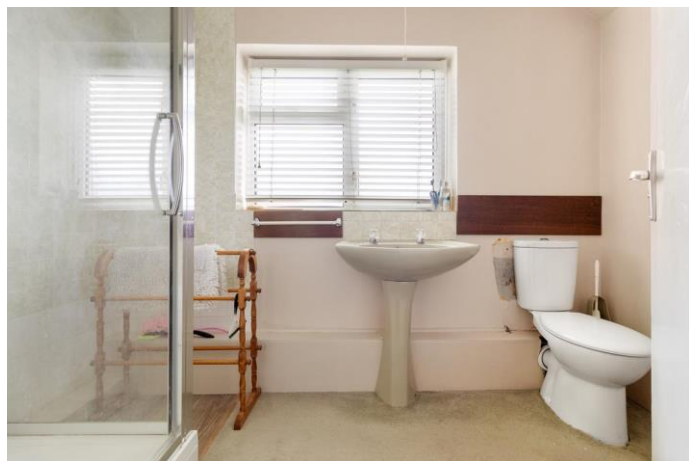
The rear garden can be accessed via the secure gate to the side of the property, the conservatory and a door from the utility. A beautiful, mature and enclosed garden which provides a private and secluded setting with a mixture of mature shrubs, trees and flowers to provide colour throughout the year. There is a lawn and paved pathways leads through the different pockets of the garden. SHED and external tap.

Garage 4.88m (15ft 9in) x 2.37m (7ft 8in)

Accessed via the electric roller shutter door from the driveway. Power and light connected.

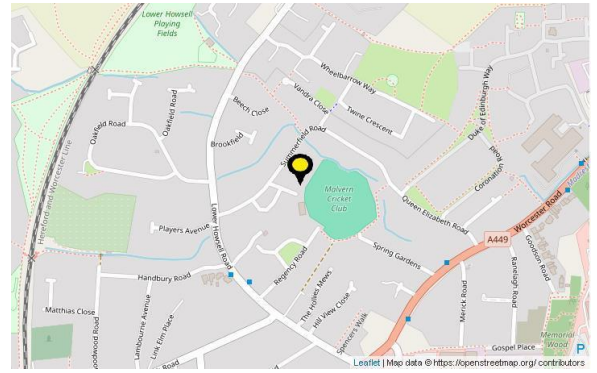
Agents Note

We have been advised Spray Foam insulation is present in the loft.



Directions

From the agent's office in Great Malvern, proceed north along the A449 Worcester Road. After about half a mile at the Link Top traffic lights continue straight on down hill with the common on your right hand side. Go past the railway and fire station on your left hand side and into the centre of Malvern Link continuing through the traffic lights past the BP garage on your left. After approximately 200 yards, turn left at the next set of traffic lights into Lower Howsell Road. Follow this route for a short distance, taking the third turn right into Summerfield Road where the property will be found on the right behind the greenspace and as indicated by the agents For Sale board.



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

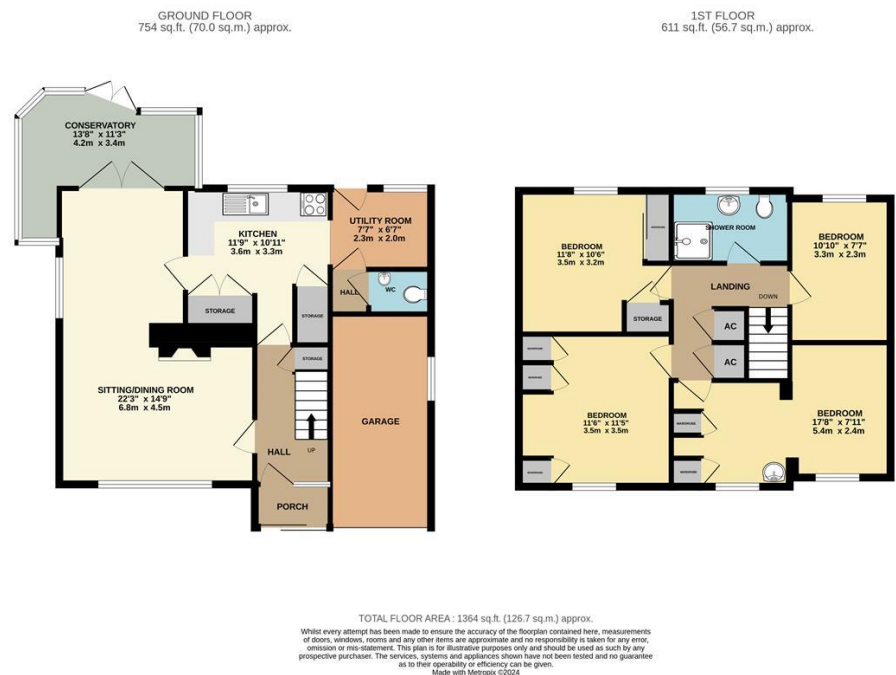
Council Tax

COUNCIL TAX BAND "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 D(62).



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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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