

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOMED SEMI-DETACHED PROPERTY SITUATED WITHIN THIS HIGHLY CONVENIENT AND MUCH SOUGHT AFTER RESIDENTIAL AREA BENEFITTING FROM DOUBLE GLAZING, OFF ROAD PARKING AND A LOVELY ENCLOSED REAR GARDEN. EPC RATING "E"**

## Upper Howsell Road - Guide Price £300,000

47 Upper Howsell Road, Malvern, Worcestershire, WR14 1TW

4 2 1





# 47 Upper Howsell Road

## Location & Description

The property enjoys a convenient location within walking distance of a number of local amenities and only about half a mile from the bustling centre of Malvern Link where there is a comprehensive choice of facilities including shops, places to eat out, a Co-Op supermarket and two service stations. Malvern's main retail park is only a mile distant. Here there are many familiar high street names including Marks and Spencer, Boots and others. Great Malvern itself is a similar distance. Here there are shops of every description including Waitrose supermarket, the renowned Theatre and Cinema Complex and The Splash leisure pool and gymnasium.

Transport communications are excellent. Junction 7 of the M5 motorway near Worcester is about six miles and there is a main line railway station in Malvern Link itself. Educational facilities are excellent. Dyson Perrins Secondary School is only about five minutes walk away and there is a choice of primary schools in the immediate area.

## Property Description

47 Upper Howsell Road is a wonderfully located semi-detached property which is coming to the market for the first time in 32 years.

The current occupiers of the property extended the living accommodation 11 years ago and it now creates a fine living environment ideal for family living.

The property is initially approached via a block paved driveway which is accessed from the cul-de-sac side road of Upper Howsell Road and allows parking for vehicles. The property itself is set back behind a lawned foregarden with planted bed enclosed by hedged and fenced perimeter. The paved pedestrian path continues round to the left hand side of the property where the private double glazed front door is positioned opening to the living accommodation benefitting from modern programmable electric panel heaters and double glazing throughout.

The living accommodation in more detail comprises

## Entrance Porch

Being positioned to the left hand side of the property and having a double glazed window to side and further obscured glazed double glazed UPVC pedestrian door giving access to the side passageway to the rear garden. Ceiling light point, obscured double glazed door with matching side panel opening to the entrance hall (described later). Wall mounted electric programmable panel heater. Door opening through to

## Guest Cloakroom

Obscured double glazed window to side, a white low level WC and wall mounted wash hand basin with tiled splashbacks. Ceiling light point and wall mounted extractor fan. Electric wall mounted heated towel rail.

## Entrance Hall

Being a welcoming environment with ceiling light point and stairs rising to first floor. Doors open through to the dining room and sitting room (described later) and further doorway opens through to

## Kitchen 3.38m (10ft 11in) x 2.32m (7ft 6in)

Positioned to the front of the property and enjoying a double glazed window under which is the stainless steel sink with mixer tap and drainer. The property has been refitted with a modern kitchen consisting of a range of Shaker style drawer and cupboard base units with butcher's block effect worktop over and matching wall units with







LED underlighting. There is a range of integrated appliances including a four ring electric Bosch **HOB** with double Bosch **OVEN** under, a stainless steel splashback and matching cooker hood over. Integrated **FRIDGE**, **WASHING MACHINE** and space and connection for undercounter white goods and plumbing for dishwasher. Useful wine rack and inset spotlight lighting.

#### **Dining Room 4.54m (14ft 8in) x 2.40m (7ft 9in)**

Converted from the original garage by the current owners this is a flexible and versatile space with double glazed window to front. Wall mounted programmable electric panel heater. Useful understairs storage cupboard and ceiling downlighters.

#### **Sitting Room 4.75m (15ft 4in) maximum x 4.93m (15ft 11in) maximum**

Having been extended to the rear with double glazed patio doors and matching side panels overlooking the rear garden and giving glimpses up to North Hill. Coving to ceiling, ceiling light points, wall light points, decorative dado rail. A focal point of this room is the wood burning stove set onto a slate hearth with mantel over. Wall mounted electric programmable panel heater.

#### **First Floor Landing**

Having loft access point with pulldown ladder and being part boarded. Ceiling light point, airing cupboard housing the hot water cylinder with shelving over and doors open through to

#### **Bedroom 1 4.73m (15ft 3in) maximum x 2.53m (8ft 2in)**

Double glazed window to rear gives views to North Hill. Ceiling light point, wall mounted programmable electric panel heater.

#### **Bedroom 2 2.92m (9ft 5in) x 2.82m (9ft 1in)**

Double glazed window to front, ceiling light point, wall mounted electric panel heater. Wood effect flooring.

#### **Bedroom 3 3.59m (11ft 7in) x 2.01m (6ft 6in)**

Double glazed window to front, ceiling light point, wall mounted electric panel heater, wood effect flooring.

#### **Bedroom 4 3.72m (12ft) x 2.17m (7ft) maximum**

Double glazed window to rear, ceiling light point, wall mounted electric programmable panel heater. A fitted wardrobe with sliding doors incorporating hanging and shelf space.

#### **Bathroom**

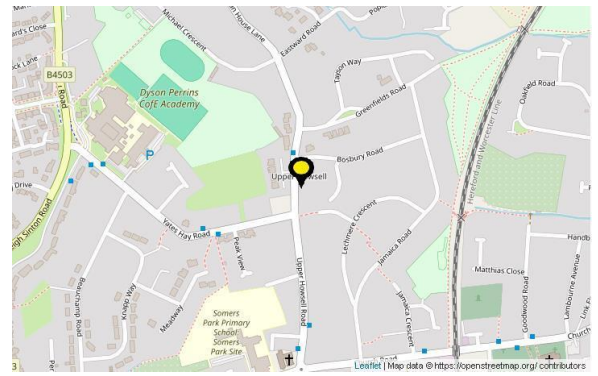
Fitted with a modern three piece suite consisting of a white low level WC, pedestal wash hand basin, panelled bath with electric Mira shower over. Splashbacks in complimentary tiling, a wall mounted chrome heated electric towel rail. Ceiling light point. Obscured double glazed window to side.

#### **Outside**

A patio area extends away from the property with steps up to a further paved patio with two wooden **SHEDS** and **GREENHOUSE**, leading to a pedestrian gate giving unofficial access to the playing fields behind. To the right hand side of the garden is a lawned area with planted beds and a tree. The garden is enclosed by a fenced perimeter with gated access to front and glimpses to the Malvern Hills can be enjoyed. The garden further benefits from an outside light point, power socket and water tap to front.

## Directions

From the agent's office in Great Malvern head north along the A449 Worcester Road towards Worcester and continue for 1.2 miles after which turn left into Howsell Road just after the fire station. Proceed for 0.4 of a mile where at the roundabout continue straight over into Upper Howsell Road where the property can be found after approximately 0.4 of a mile on the left hand side, just after the turning for Yates Hay Road.



## Services

We have been advised that electric, water and drainage 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

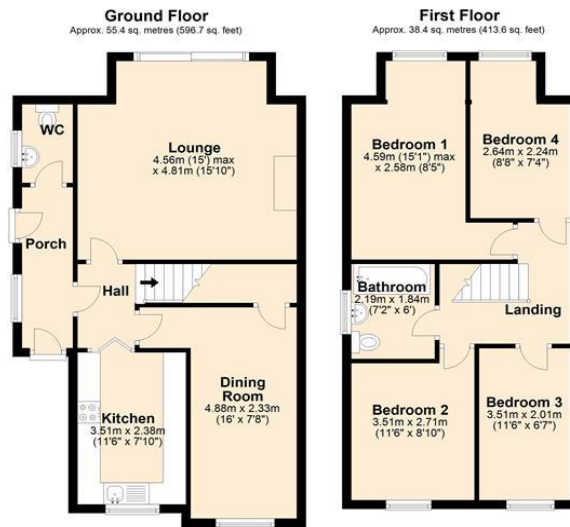
## Council Tax

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 E (42).



Total area: approx. 93.9 sq. metres (1010.3 sq. feet)

For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified). - Copyright - Encent Ltd Plan produced using PlanUp.

47 Upper Howsell Road, Malvern

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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.



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