

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS AND UNIQUE THREE BEDROOM SEMI-DETACHED MODERN HOME BUILT IN 2019 TO A HIGH STANDARD OF APPROXIMATELY 1236 SQUARE FEET (INCLUDING THE GARAGE) IN A QUIET AND POPULAR RESIDENTIAL AREA PROVIDING ACCESS TO THE LOCAL AMENITIES OF BARNARDS GREEN. OFF ROAD PARKING, GARAGE, LANDSCAPED REAR GARDEN, TWO EN-SUITES. EPC RATING "B"

Grindrod Place – Guide Price £345,000

16 Grindrod Place, Malvern, Worcestershire, WR14 3FB

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16 Grindrod Place

Location & Description

The house is positioned close to Peachfield and Poolbrook common on the outskirts of Barnards Green.

The local amenities of Barnards Green offer a range of independent shops, a Co-op supermarket, eateries, restaurants, takeaways and community facilities. A wider range of facilities are available on the retail park in Townsend Way where there are a number of high street names or in the Victorian hillside town of Great Malvern where there is a Waitrose supermarket and the renowned theatre with concert hall and cinema.

Educational facilities are well catered for at both primary and secondary levels in the private and state sectors.

Transport links are excellent with a mainline railway station at Great Malvern with links to Worcester, Birmingham, London, Hereford and South Wales whilst the M5 motorway positioned just outside Worcester brings The Midlands, South West and South Wales into an easy commute.

Property Description

16 Grindrod Place is a modern three bedroom semi-detached property comprising of approximately 1,236 square feet including the garage and was built in 2019 of a high standard throughout and benefits from two en-suites and a dressing room to the main bedroom. There is sociable and versatile accommodation throughout with an open plan layout downstairs and double glazed french doors provide access to the landscaped rear garden, whilst the property is situated in a quiet and much sought after residential area public footpaths nearby to enjoy hours of walking further afield. The property also benefits from a garage, off road parking for two vehicles and of course the downstairs WC along with individually zoned central heating controls.

Number 16 is set back from the road behind a hedged and lawned foregarden with off road parking to the right hand side which provides access to the garage and a paved pathway leading to the front door, which is sat underneath a storm porch, continues to the secure gated side access to the garden.

The front door opens to the

Entrance Hall

Vinyl flooring, two ceiling light fittings, radiator, door to downstairs WC, kitchen, dining and sitting room. Stairs to first floor.

Downstairs WC

Vinyl flooring, close coupled WC, obscure double glazed window to the front, pedestal wash hand basin, ceiling light fitting and extractor fan.

Kitchen/Diner and Sitting Room 8.52m (27ft 6in) x 4.70m (15ft 2in) (max point)

This is a very sociable and versatile space ideal for family living.

Kitchen Area

Vinyl flooring, two ceiling light fittings, double glazed window to the front and a range of base and eye level units with worktop over. Built-in gas HOB and extractor fan, one and a half stainless steel sink and drainer. Built-in eye level OVEN and GRILL (Hotpoint), partially tiled walls, boiler cupboard, built-in DISHWASHER and WASHING MACHINE, FRIDGE FREEZER and radiator





Sitting and Dining Section

Carpet, double glazed window to the side with double glazed french doors providing access into the garden. Two ceiling light fittings, two radiators, a double doored storage cupboard which houses the dryer and has lighting. Space for dining table, TV point, thermostat for zoned heating control system.

First Floor

Landing

Doors to all rooms, radiator, loft access point, airing cupboard which houses a water tank, ceiling light fitting.

Bedroom 1 4.73m (15ft 3in) x 3.25m (10ft 6in)

Carpet, double glazed window to the front, two ceiling light fittings, loft access point, radiator. Doors to en-suite and open to the dressing room with built-in wardrobes and lighting (with remote control) and radiator.

En-Suite

Vinyl flooring, obscured double glazed window to the rear. Close coupled WC, pedestal wash hand basin, shaver point, extractor fan. Tiled shower cubicle with mains power shower connected, ceiling light fitting, radiator.

Bedroom 2 3.72m (12ft) x 3.38m (10ft 11in) (max point)

Carpet, pendant light fitting, radiator, double glazed window to the Malvern Hills to the front and door to

En-suite

Vinyl flooring, radiator, obscured double glazed window to the front, pedestal wash hand basin, tiled shower cubicle with mains shower connected. Shaving point, ceiling light fitting and spotlight extractor fan.

Bedroom 3 3.44m (11ft 1in) x 2.76m (8ft 11in)

Laminate flooring, radiator, double glazed window to the rear, pendant light fitting.

Family Bathroom

Vinyl flooring, panelled bath, partially tiled wall, ceiling light fitting, close coupled WC, wall mounted sink, obscured double glazed window to the side, chrome heated towel radiator and extractor fan.

Outside

Rear Garden

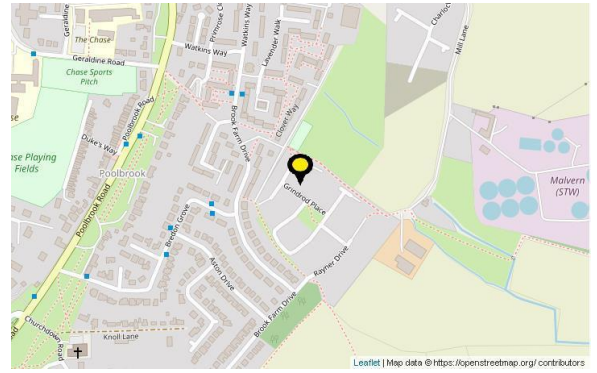
A lovely landscaped rear garden benefitting from surround lighting and external plug sockets. Mostly laid to lawn with lovely mature bark borders providing colour all throughout the year. A patio seating area can be found at the rear of the garden to enjoy the sunshine and a view to the Malvern Hills. The garden can be accessed from the double glazed french doors from the sitting room and a secure side access with a pedestrian path.

Garage 6.09m (19ft 8in) x 3.02m (9ft 9in)

Accessed from the block paved driveway with up and over door, light and power connected.

Directions

From the agent's office in Great Malvern proceed down Church Street heading towards Barnards Green. Straight on at the crossroad traffic lights in Church Street, carrying on down to the roundabout in Barnards Green. Take the third exit continuing straight on through the shopping precinct for approximately 0.3 miles and turn slightly right into Poolbrook Road. Proceed for 0.6 miles after which turn left into Bredon Grove. Take the first right into Aston Drive and continue to the 'T' junction. Turn left at this junction and Grindrod Place is the first road on the left and the property can be found on the right hand side as indicated by the agent's for sale board.



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.

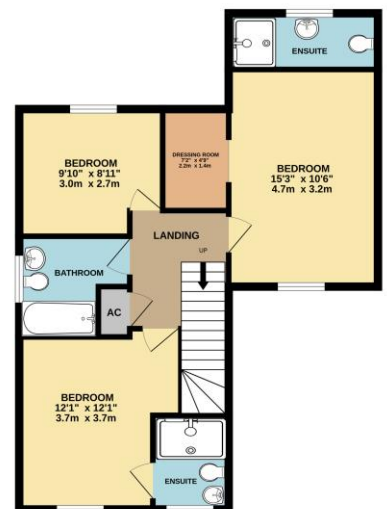
EPC

The EPC rating for this property is B (83).

GROUND FLOOR
621 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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 12/2015

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

