

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A VERY IMPRESSIVE AND BEAUTIFULLY PRESENTED DETACHED FAMILY HOUSE ENJOYING A QUIET CUL-DE-SAC SETTING ON THE WESTERN OUTSKIRTS OF WORCESTER AND OFFERING EXTREMELY GENEROUS ACCOMMODATION WITH HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, VERY WELL EQUIPPED KITCHEN, FAMILY ROOM, UTILITY ROOM, FOUR BEDROOMS, THREE SHOWER/BATHROOMS, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, FITTED CARPETS, PRIVATE PARKING, DOUBLE GARAGE AND GARDEN. ENERGY RATING "C" NO CHAIN

15 Ingram Avenue - Guide Price £549,500

St Johns, Worcester WR2 5GQ

4 3 3



15 Ingram Avenue

Location & Description

The property enjoys a convenient location on the western outskirts of St Johns Worcester where there is a comprehensive choice of amenities. Worcester city centre itself is just over a mile distant. The house is well placed for access to an excellent transport network including a mainline railway station in the city and to Junction 7 of the M5 motorway, both of which are only a short drive away. It is also only a short walk from open countryside.

Property Description

Built by Redrow Homes in 2013 the property offers well presented and generous family accommodation extending to over 2000 sq feet. On the ground floor a wide open hall leads to a cloakroom with WC, a living room, a beautifully equipped kitchen (with a range of white goods), dining room, family room and utility room. On the first floor there are four bedrooms, two of which have their own en-suite shower rooms (and the master also has its own dressing room). There is also a separate family bathroom. Central heating is provided by way of a gas fired boiler and there are double glazed windows throughout. Carpets and blinds are included.

Outside a wide driveway provides off road parking for several vehicles and leads to a double garage. There is a landscaped garden to both front and rear.

Ground Floor

Reception Hall

A spacious hall with radiator, window to front aspect, stairs leading to first floor and two built in cupboards.

Cloakroom

Close coupled WC, wash basin with mirror above, towel rail, radiator and extractor fan.

Living Room 5.73m (18ft 6in) max into bay x 4.03m (13ft)

A large room with double glazed bay window to front aspect. Radiator.

Kitchen 4.73m (15ft 3in) x 4.34m (14ft)

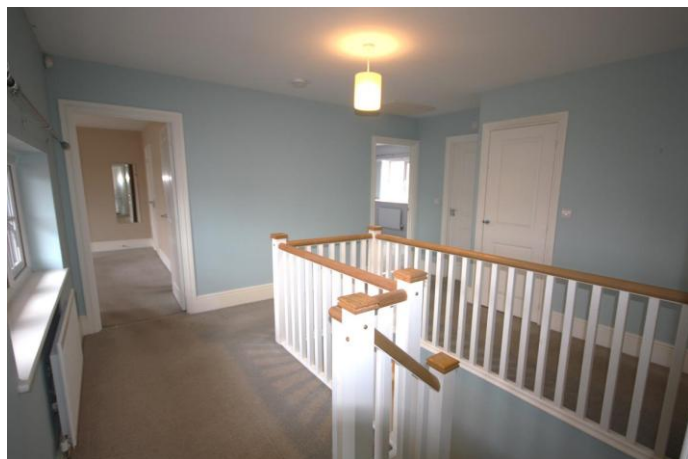
Comprehensive range of fitted units including floor and eye level cupboards with extensive work surfaces, twin bowl stainless steel single drainer sink, integrated gas fired Smeg **HOB** with three deep pan drawers below and stainless steel extractor canopy above. Integrated **DISHWASHER**, eye level **MICROWAVE** and **OVEN**, American style Smeg **FRIDGE FREEZER**, sliding herb/spice cupboard with stainless steel containers. Large island unit with cupboards below, ceiling downlighting, radiator, double glazed window to rear aspect and tiled flooring which continues into both the dining room and family room (described later).

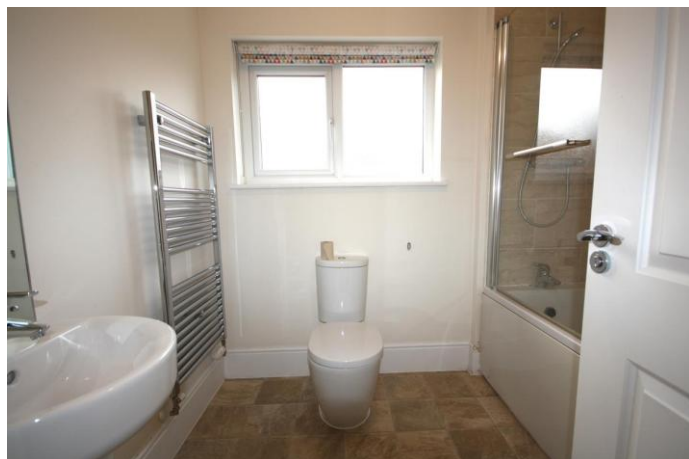
Dining Room 3.92m (12ft 8in) x 3.56m (11ft 6in)

Radiator, double glazed windows and two double glazed doors overlooking and leading into rear garden.

Family Room 3.35m (10ft 10in) x 3.56m (11ft 6in)

Radiator, double glazed windows and doors overlooking and leading to rear garden. Door to





Utility Room 3.49m (11ft 3in) x 1.63m (5ft 3in)

Tiled floor, radiator, stainless steel single drainer sink unit with cupboards below and work surface. Double glazed door leading outside, ceiling downlighting, under stairs cupboard and door leading to double garage (described later).

First Floor

Galleried Landing

Radiator, double glazed window to front aspect. Access to roof space. Airing cupboard with pressurised hot water cylinder.

Bedroom 1 4.31m (13ft 11in) max x 4.00m (12ft 11in)

Double glazed bay window to front aspect, radiator, fitted wall mirror. Doors to en-suite shower room (described later) and to

En-Suite Dressing Room 2.01m (6ft 6in) x 2.17m (7ft)

With radiator, hanging rails and shelving

En-Suite Shower/Wetroom 2.42m (7ft 10in) x 2.17m (7ft)

Fully tiled and having walk-in shower with glass screen, 'his & hers' twin wash basins, close coupled WC, fitted mirror, glass shelf, heated towel rail and double glazed window.

Bedroom 2 3.95m (12ft 9in) x 3.02m (9ft 9in) min

Radiator, built in double wardrobe, double glazed window to rear aspect and door leading to

En-suite Shower Room

Tiled shower cubicle, wash basin, fitted mirror, close coupled WC, heated towel rail and double glazed window to rear aspect.

Bedroom 3 4.57m (14ft 9in) x 3.13m (10ft 1in)

Radiator and double glazed window to rear aspect.

Bedroom 4 3.54m (11ft 5in) x 2.51m (8ft 1in) min (max 15'3)

Double glazed bay window to front aspect. Radiator.

Bathroom

Panelled bath with shower over and shower screen. Close coupled WC, wash basin with mirror above, heated towel rail, extractor fan and double glazed window to rear aspect.

Outside

To the front of the property a brick paved driveway provides parking for several vehicles and leads to the

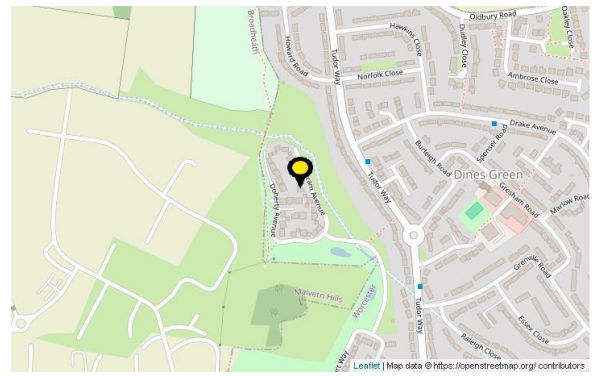
Double Garage 5.42m (17ft 6in) x 5.27m (17ft)

With up and over door, light and power and gas fired central heating boiler. The garage has a linking door to the utility room.

There is a small front garden mainly laid to lawn with mature shrubs and a gated access to the side of the house leads into the lawned rear garden with paved seating areas, mature shrubs, trees and fenced boundaries.

Directions

From the centre of St Johns proceed due west along the A44 Bromyard Road almost to the city outskirts. After travelling for a while and passing the A44 Tyre Shop on your right the road begins to rise and bears to the right. Pass through two sets of traffic lights. At the third set of lights turn right into Earls Court Way. Follow this road for a short distance without diverting. After a few hundred yards you will notice large areas of open grassland on both sides of the road, as you enter Kings Park. Continue for several hundred yards where at the next junction with Doherty Avenue and Ingram Avenue turn right. The property is almost at the end of the cul-de-sac on the left hand side.



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 "F"

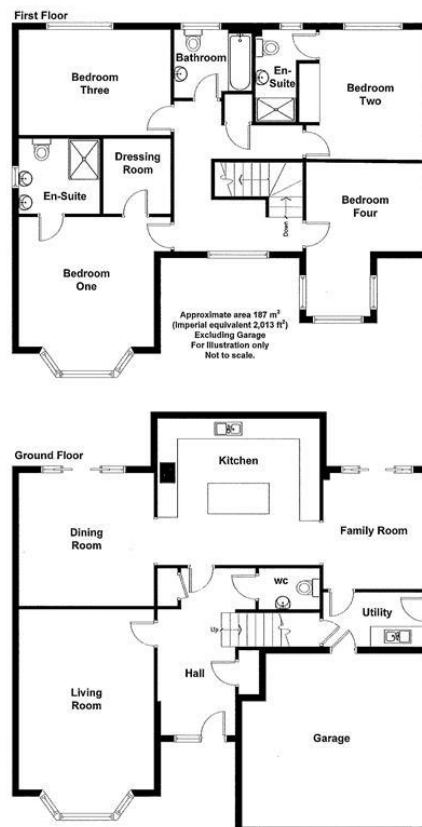
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Service Charge

It should be noted that 15 Ingram Avenue is part of a complex of homes which enjoys access to and enjoyment of a large area of communal open space (perfect for dog walkers or stretching ones legs). This is maintained by a Management Company and all the residents of Ingram Avenue and adjacent streets make an annual service charge contribution. For the period July 2024 to June 2025 this annual charge is £250.41.

EPC

The EPC rating for this property is C (80).



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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.

