

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY SITUATED AND GENEROUSLY PROPORTIONED PERIOD DETACHED FAMILY HOME DATING BACK TO THE LATE 1800'S WITH VIEWS TO THE MALVERN HILLS AND CLOCK TOWER, OFF ROAD PARKING, ENCLOSED REAR GARDEN AND OUTHOUSE SITUATED IN A HIGHLY CONVENIENT RESIDENTIAL AREA. EPC RATING "E"

Cowleigh Road – Guide Price £435,000

61 Cowleigh Road, Malvern, Worcestershire, WR14 1QE

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61 Cowleigh Road

Location & Description

The property enjoys a convenient location on the north western outskirts of Malvern, less than two miles from the town centre, where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Transport communications are excellent. Junction 7 of the M5 and Junction 1 of the M50 motorways at Worcester and Upton are both within easy commuting distance and there are two mainline railway station in Malvern Link and Great Malvern itself. Educational needs are second to none in both the state and private systems at primary and secondary levels and are all within easy reach. For those who enjoy outdoor life or walking, the property stands on the edge of open countryside and is very close to the network of paths and bridleways that criss-cross the Malvern Hills.

Standing in an elevated spot there are wonderful views from the house and garden towards the Clock Tower and Malvern Hills.

Property Description

61 Cowleigh Road is a fabulously positioned detached family home dating back to the 1800's situated in a popular and sought after residential area. The property is in need of some cosmetic refurbishment giving potential purchasers an opportunity to put their own stamp on it. The house retains much of its period charm including parquet flooring throughout downstairs, generous versatile accommodation throughout and also benefitting from a conservatory and a cellar for further storage, an enclosed garden and off road parking.

The house is set up and back from the road behind a stone wall with iron railings and gate opens to the gravel path leading to the front wooden door situated under the wooden porch. Gated off road parking can be found to the right hand side of the property that gives access to the conservatory door and enclosed rear garden.

Entrance Hall

Parquet flooring, doors to all rooms, stairs to first floor, two radiators, two pendant light fittings and understairs storage area.

Sitting Room 4.08m (13ft 2in) x 3.75m (12ft 1in)

Carpet, double glazed window to the front and into the conservatory, pendant light fitting, fireplace feature, radiator.

Kitchen 2.71m (8ft 9in) x 3.02m (9ft 9in)

Parquet flooring, range of base and eye level units with worktops over and pelmet lighting. Built-in OVEN and HOB, pendant light fitting, one and a half stainless steel sink and drainer, space for washing machine, radiator, two pendant light fittings, partially tiled walls, space for fridge, double glazed window to the rear, open to the

Dining Room 3.75m (12ft 1in) x 4.18m (13ft 6in)

Flowing parquet flooring, pendant light fitting, double glazed window to the front, fireplace feature with surround and tiled hearth, radiator, built-in alcove storage.





Conservatory

Built of brick and UPVC construction, tiled floor, stairs to cellar, ceiling light fitting, doors to

WC

Tiled floor, close coupled WC, wall mounted sink, single glazed window to the side.

Cellar

Light and power connected.

First Floor Landing

Double glazed window on stairs, pendant light fitting, carpet, doors to all rooms, radiator.

Bedroom 1 4.08m (13ft 2in) x 3.77m (12ft 2in)

Carpet, pendant light fitting, double glazed window to the front, radiator.

Bedroom 2 4.23m (13ft 8in) x 3.77m (12ft 2in) (max point)

Carpet, radiator, double glazed window to the front, pendant light fitting.

Bedroom 3 2.92m (9ft 5in) x 1.80m (5ft 10in)

Carpet, radiator, double glazed window to front, pendant light fitting.

Bathroom

Vinyl flooring, partially tiled walls, heated towel radiator, loft access point, close coupled WC, pedestal wash hand basin, double glazed window to the rear with view of the hills and clock tower. Airing cupboard with radiator, panelled bath with taps over and shower connected, ceiling light fitting.

Outside

Enclosed rear garden accessed from the driveway and the conservatory, mainly laid to lawn and provides a beautiful mature and secluded feel, featured gravelled sections throughout one of which houses a monkey puzzle tree. It occupies a south west facing aspect providing a unique view of the hills and clock tower. Stepping stones lead to the rear of the garden where you can find a brick built outhouse (described later) and a brick built feature shelter. The garden benefits from an array of colour throughout the year with mature shrubs and trees.

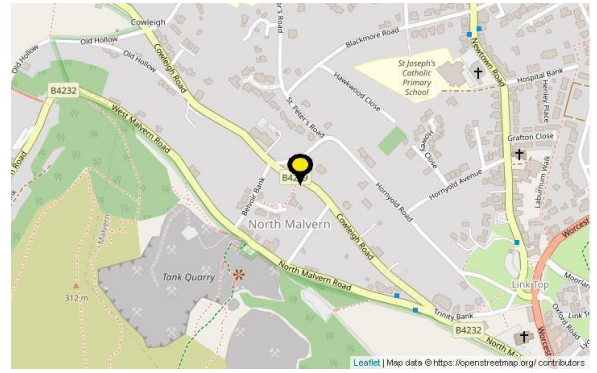
Brick Built Outhouse 3.51m (11ft 4in) x 3.13m (10ft 1in)

Power and electricity connected.



Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile take the first left fork (towards West Malvern) into North Malvern Road. Follow this route uphill for about three hundred yards before taking the first right hand fork into Cowleigh Road. Continue along this route where the property will be seen on the left 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

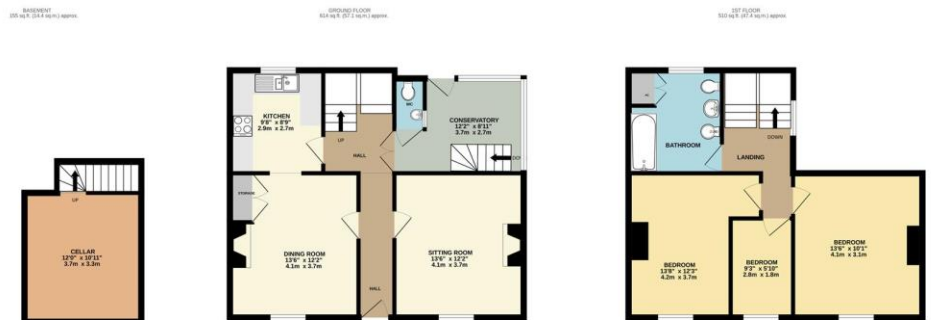
Council Tax

COUNCIL TAX BAND "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 E (44).



TOTAL FLOOR AREA: 1280 sq. ft. (118.9 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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