

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MODERN TWO BEDROOM DETACHED PROPERTY BENEFITTING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING AND GARDEN AND AFFORDS FROM THE FRONT ASPECT VIEWS ACROSS THE SEVERN VALLEY. EPC RATING "C". NO CHAIN

Fereday - Guide Price £295,000

109a Cowleigh Road, Malvern, WR14 1QW

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Location & Description

109a Cowleigh Road is situated on the town boundary approximately one and a half miles from Malvern town centre which offers a wide range of independent shops, Post Office, banks, restaurants and the Waitrose supermarket. There are extensive leisure and recreational facilities including the Splash leisure centre, Manor Park Sports Club, Malvern Spa, renowned theatre and cinema complex and the Worcestershire Golf Club, all in the backdrop of the inspirational Malvern Hills.

Transport communications are excellent with two mainline railway stations in Malvern offering connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is approximately seven miles distant and brings The Midlands and most parts of the country within a convenient commuting time.

Property Description

109a Cowleigh Road is a modern detached property situated within this convenient location.

The property is initially set back from the road behind a planted foregarden where a wrought iron pedestrian gate set between brick pillars leads to steps with wrought iron railings leading up to a storm porch under which is a wooden glazed the front door with light point opening through to the living accommodation.

To the rear of the property is a tiered garden and at the top and accessed from Old Hollow is a parking platform where the property benefits from two car parking spaces which are of course at a premium within this area.

Internally the living accommodation is set over two floors benefitting from gas central heating and double glazing. The living accommodation in more detail comprises:

Entrance Hall

Accessed through a wooden glazed front door. Stairs rise to first floor, ceiling light point, radiator, door to living room (described later) and door opening through to

Cloakroom

Fitted with a white low level WC and wall mounted wash hand basin with tiled splashback, radiator, double glazed window to side, ceiling light point, wall mounted extractor point.

Sitting Room 5.99m (19ft 4in) (maximum into bay) x 3.33m (10ft 9in)

Enjoying a double glazed bay window to front with views across the Severn Valley. Two ceiling light points, two radiators, double glazed wooden french doors open to the rear patio. A focal point of the room is the fireplace with exposed brick and wooden mantel with a tiled hearth set onto which is a wood burning stove. Doorway opens through to





Kitchen 1.96m (6ft 4in) x 2.99m (9ft 8in)

Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. Set beneath the double glazed window to rear is a stainless steel sink unit with mixer tap and drainer. There is space and connection point for electric cooker and plumbing for washing machine. Space for half height fridge freezer. Wall mounted boiler, tiled splashback, inset ceiling spotlights, wall mounted extractor fan. Tiled floor, radiator.

First Floor Landing

Double glazed window to side, ceiling light point, loft access point and doors opening through to

Bedroom 1 2.40m (7ft 9in) x 3.54m (11ft 5in)

Positioned to the rear of the property enjoying a double glazed window, ceiling light point, radiator. From the rear views are on offer up to the Malvern Hills. Door opening through to

En-Suite

Fitted with a white low level WC, pedestal wash hand basin, shower enclosure with thermostatic controlled shower over. Extractor fan with a light point and inset ceiling light. Obscured double glazed window to rear, radiator. Tiled splashbacks.

Bedroom 2 2.87m (9ft 3in) x 2.79m (9ft)

Views across the Severn Valley through the double glazed window. Ceiling light point, radiator.

Bathroom

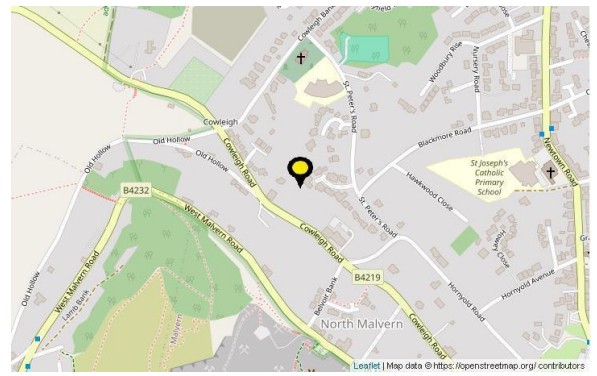
Fitted with a white low level WC, pedestal wash hand basin and panelled bath with thermostatic controlled shower over. Obscured double glazed window to front, wall mounted shaver point, ceiling light points, radiator.

Outside to the rear

Directly behind the property is a paved patio area with sensored light point and water tap. There is gated pedestrian access to front. A metal staircase rises to the next tier which again is mainly laid to paving with a shrub bed and wooden shed. There are further light points and stairs rise up to the parking area where the property enjoys two spaces which are accessed from Old Hollow. The property is enclosed by a walled and fenced perimeter.

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 for 0.4 miles and then turn slight left onto Old Hollow. The parking for the property can be found on the right hand side as indicated by the agents 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

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchases/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 formerly 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 by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (71).



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.



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