

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN INDIVIDUAL THREE BEDROOM DETACHED FAMILY HOME WHICH HAS BEEN REFURBISHED TO A HIGH STANDARD THROUGHOUT OCCUPYING A CONVENIENT POSITION CLOSE TO ALL LOCAL AMENITIES WITH SPACIOUS AND VERSATILE ACCOMMODATION AND A VIEW TO MALVERN HILLS FROM THE FRONT ASPECT. OFF ROAD PARKING, GARDEN TO THREE SIDES AND GARAGE. EPC RATING "C"

Beauchamp Road – Guide Price £375,000

18 Beauchamp Road, Malvern, Worcestershire, WR14 1RU

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18 Beauchamp Road

Location & Description

18 Beauchamp Road enjoys a convenient position only about half a mile from the well served centre of Malvern Link where there is a comprehensive range of amenities including shops and banks, Lidl and Co-operative supermarkets, two service stations and takeaways. The wider facilities of Great Malvern are less than a mile distant. Here there are further shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Educational needs are particularly well catered for as the property is well served by local schools at both primary and secondary levels, Somers Park Primary School is less than a five minute walk away. Transport communications are excellent. Malvern Link railway station is only about quarter of a mile away and Junction 7 of the M5 motorway at Worcester is about seven miles.

Property Description

18 Beauchamp Road offers prospective purchasers an ideal opportunity to purchase this individual spacious three bedroom detached home which has been beautifully refurbished and thoughtfully designed by the current owners to a high standard which includes a new heating system and the likes of oak veneer doors and high quality flooring throughout. The property was built in 1990's and occupies a spacious plot which includes a garage, off road parking and garden to three sides and a lovely outlook both at the front and rear aspects up to the Malvern Hills. The property offers spacious and versatile accommodation throughout and is the perfect family home. The property has ability for CCTV.

18 Beauchamp Road is set back from the road behind a block paved driveway and a landscaped foregarden, lawned sections and hedge and slate borders. A paved pathway leads from the driveway and the front of the property to the

Storm Porch

With external lighting and water tap and the UPVC front door opens to the

Entrance Hall

With herringbone tiled flooring, doors to all rooms, thermostatic control system, ceiling light fitting, vertical radiator, panelled walls and understairs store cupboard.

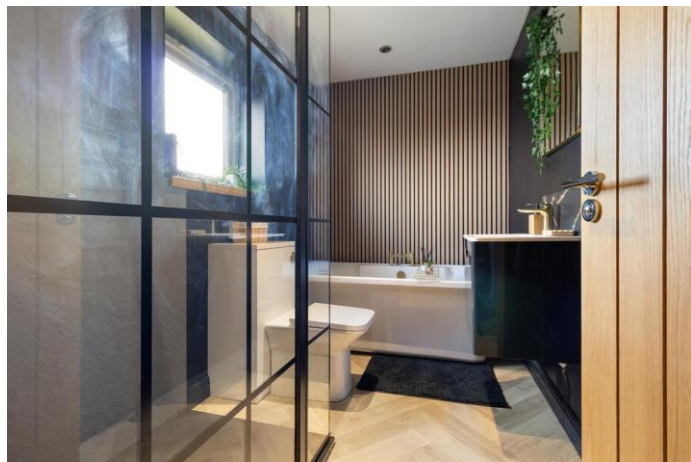
Sitting Room 5.06m (16ft 4in) x 3.95m (12ft 9in)

Carpet, media wall with built-in spotlights and TV point with separately controlled dimming spotlights. Vertical radiator. Dual double glazed window to the front and rear, two ceiling fittings, double glazed french doors opening to the decked area.

Kitchen/Diner 5.06m (16ft 4in) x 3.61m (11ft 8in)

A social space with a range of base and eye level units with worktop over and under cupboard lighting, one and a half stainless steel sink and drainer, LVT flooring, built-in DISHWASHER and space for washing machine. Built-in Smeg OVEN and gas HOB with extractor fan over, dual aspect double glazed window to the front and side, space for fridge freezer, space for dining table, vertical radiator, partially tiled walls, extractor fan. Double glazed doors to patio area,





WC

Tiled herringbone flooring, partially tiled walls, obscured double glazed window to the rear, wall mounted sink, close coupled WC, built-in shelving unit.

First Floor Landing

Carpet, doors to all rooms, double glazed window to the rear with a lovely outlook, loft access point with partial boarding and lighting. Airing cupboard which houses the newly replaced Worcester Bosch boiler.

Bedroom 1 3.69m (11ft 11in) x 3.13m (10ft 1in)

Carpet, built-in mirrored wardrobes, double glazed window to the front, built-in cupboard which is currently used as a make-up station with lighting. Pendant light fitting and door to the

En-suite

Tiled floor and walls, obscured double glazed window to the front, shower cubicle with electric shower connected, close coupled WC, pedestal wash hand basin, chrome heated towel radiator, extractor fan, mirrored wall light, mirror with lighting and spotlights.

Bedroom 2 3.10m (10ft) x 2.84m (9ft 2in)

Carpet, double glazed window to the front, radiator, built-in mirrored wardrobes, pendant light fitting.

Bedroom 3 2.63m (8ft 6in) x 2.09m (6ft 9in)

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

Bathroom

Imaginatively designed with a high standard of fixtures and fittings throughout. Freestanding roll top bath with brushed gold effect taps and a bathroom approved panelling. Obscured double glazed window to the rear, close coupled WC, wall mounted vanity wash hand basin, heated towel rail, separate walk-in panelled shower cubicle with mains brushed gold effect shower connected. Spotlights, vinyl flooring.

Outside

The rear garde sits to three sides of the property and benefits from landscaped patio area with external lighting and electric points surrounded by privacy panelling. There is a lawned section to the rear has a hedge and flowers borders with decked area to the right hand side which enjoys a south west facing aspect. The garden can be accessed via the double glazed french doors from the sitting room, door from the kitchen and secure side gate from the driveway. The garden benefits from all south, east and west facing aspects and provides the perfect mix for entertaining.

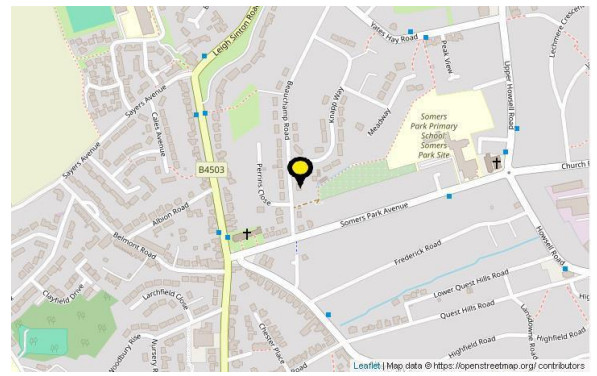
Garage

Accessed via the up and over door from the driveway and a pedestrian door from the patio, light and power connected and glazed window to the side.



Directions

From the Agent's office in Great Malvern proceed north along the A449 Worcester Road for a short distance. When you come to the traffic lights take a left onto Newtown Road and follow the road round which drops down to Leigh Sinton Road. Take the right hand turn posted Somers Park Avenue and after a short distance take a left into Beauchamp Road. Number 18 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

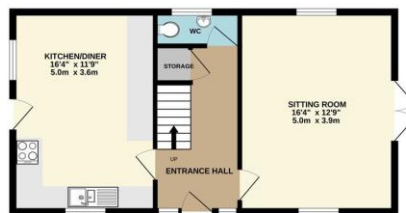
COUNCIL TAX BAND "D"

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 C (71).

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is as to their operability or efficiency can be given.
Made with Metropix (2025)

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

