

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN INDIVIDUAL THREE BEDROOMED DETACHED FAMILY HOME OF APPROXIMATELY 1853 SQ FT. OCCUPYING AN EXTREMELY CONVENIENT POSITION CLOSE TO LOCAL AMENITIES. SPACIOUS AND IMMACULATE ACCOMMODATION THROUGHOUT, VIEW OF THE MALVERN HILLS. AMPLE OF ROAD PARKING AND GARAGE. NO ONWARD CHAIN. ENERGY RATING "C"

Delamere Road - Guide Price £500,000

4 Delamere Road, Malvern, WR14 2BQ



4 Delamere Road

Location & Description

This is an ideal opportunity to purchase a well proportioned detached family home within easy access to the comprehensive amenities of Barnards Green which has a wide range of shops and a bus service.

Great Malvern offers a further range of amenities to include shops, banks, building societies, Post Office, restaurants and the Waitrose supermarket. Malvern as well as being famous for its range of hills is also renowned for its theatre complex with concert hall and cinema. There are also many sporting facilities available to include the Splash leisure centre and the Manor Park Sports Club.

Educational facilities are well catered for with the property being in the catchment area of the sought after Chase High School as well as being close to a number of local primary schools.

Transport communications are excellent with Great Malvern mainline railway station in Avenue Road having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant and brings The Midlands and most parts of the country within easy commuting time.

Property Description

4 Delamere Road is an individual three bedroomed detached family home offering spacious, versatile and immaculately presented accommodation in excess of approximately 1853 sq.ft, located in a much sought after residential area. There is a lovely view of the Malvern Hills from the front aspect and the house benefits from an internal lift. There is a garage, off road parking and a private enclosed rear garden. The house is situated in a very convenient position and is being offered with no onwards chain.

The property is set back from the road behind a hedged foregarden and a block paved driveway with planted borders. External water tap, lighting and power sockets. The driveway gives access to the garage and side gate to the garden and also leads to a wooden front door that opens to

Entrance Hall

A large welcoming entrance hall giving access to sitting room, dining room, study, cloakroom (with lift) and to the kitchen. Ceiling light fitting, stairs to first floor, carpet and radiator.

Sitting Room 4.31m (13ft 11in) x 4.44m (14ft 4in)

Carpet, two wall lights, pendant light fitting, radiator, electric fire with surround and wooden mantel. Double glazed window to side. Double glazed doors with side panels opening to the lovely garden. TV point. Double glazed doors opening to

Study 4.31m (13ft 11in) x 3.02m (9ft 9in) max into bay

Carpet, double glazed bay window top front, ceiling light fitting and radiator.

Cloakroom

Low level WC, vinyl flooring, lift giving access to first floor. Partially tiled walls, extractor fan, store cupboard, spotlight, pedestal wash





hand basin, radiator, close coupled WC, obscure double glazed window to rear.

Dining Room 4.06m (13ft 1in) x 2.99m (9ft 8in)

Carpet, double glazed window to front, pendant light fitting, radiator and built in storage cupboard.

Kitchen/Breakfast Room 4.47m (14ft 5in) x 2.97m (9ft 7in)

Tiled floor, two double glazed windows overlooking the rear garden, spotlights, partially tiled walls, range of base and eye level units with worktop over and under cupboard lighting. One and a half bowl stainless steel sink and drainer, built in OVEN and gas HOB, radiator, built in FRIDGE FREEZER. TV point and door to

Utility 3.87m (12ft 6in) x 1.34m (4ft 4in)

Tiled floor, base and eye level units with partially tiled walls, stainless steel sink and drainer, space for white goods, radiator, obscured double glazed door to garden. Door to garage, thermostat control system, spotlights and extractor fan.

Garage 5.32m (17ft 2in) x 2.82m (9ft 1in)

Light and power connected, up and over door to front from driveway, double glazed window to rear.

First Floor

Landing

A spacious landing with double glazed window to front aspect with fine view of the Malvern Hills. Carpet, radiator, double glazed window, two pendant light fittings, airing cupboard and door to

Bedroom 1 5.50m (17ft 9in) x 4.31m (13ft 11in) max into alcove with restricted headroom

A spacious, larger than average bedroom. Carpet, pendant light fitting, double glazed window to side and rear, radiator, TV point, two spotlights, two built in wardrobes and door to

En-suite

Vinyl flooring, obscured double glazed window to front, radiator, tiled shower cubicle with shower connected. Radiator, close coupled WC, pedestal wash hand basin, light with shaver point.

Bedroom 2 6.66m (21ft 6in) x 4.42m (14ft 3in) max into alcove with restricted headroom

Another larger than average bedroom. Carpet, dual aspect double glazed window to the front and rear with lovely views to the Malvern Hills. Ceiling light fitting, radiator and TV Point.

Bedroom 3 3.35m (10ft 10in) x 2.97m (9ft 7in)

Carpet, double glazed window to rear, pedestal wash hand basin. Access hatch for lift. Radiator, carpet, double glazed window to rear, pedestal wash and basin and TV point. Access to loft space with built in ladder and power connected.

Bathroom

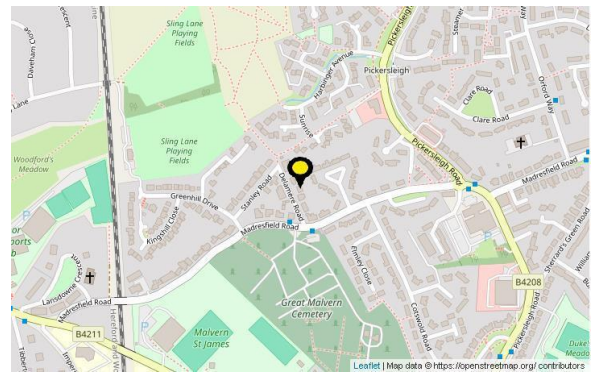
Vinyl flooring, pedestal wash hand basin, close coupled WC, obscure double glazed window to rear, panelled bath with partially tiled walls, radiator, extractor fan and spotlights.

Outside

The property has a beautiful rear garden accessed via the secure gate from the driveway, doors from utility and from the sitting room. A paved path skirts the garden with mature planted flower beds providing colour all year round. The garden is mainly laid to lawn and has a mature, private and secluded feel. There is also a patio from where the sunshine can be enjoyed. SUMMERHOUSE. External tap, lighting and power socket.

Directions

From the agents office in Great Malvern proceed down Church Street and straight over the traffic lights. Continue down Barnards Green Road and take the fifth turning on the left into Madresfield Road and on seeing the cemetery on your right turn left into Delamare Road and the property will be seen on the right as indicated by the agents For Sale board.



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.

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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