

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN INDIVIDUAL DETACHED DORMER BUNGALOW OFFERING PLENTY OF SCOPE FOR POTENTIAL PURCHASERS SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA ON A QUIET, NO THROUGH ROAD OFFERING SPACIOUS AND VERSATILE ACCOMMODATION WHILST RETAINING MUCH OF ITS ORIGINAL CHARM. LARGE REAR GARDEN, DESIRABLE RESIDENTIAL AREA. LOVELY OUTLOOK TO THE REAR. ENERGY RATING D NO ONWARD CHAIN

Lower Montpelier Road - Guide Price £400,000

12 Lower Montpelier Road, Malvern, Worcestershire, WR14 4BT

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12 Lower Montpelier Road

Location & Description

West Malvern is a favoured area of Malvern and regarded as an extremely popular place to live, nestling high up on the hills and being served by St James C of E primary school, Village owned public House, shop/cafe based at the Elim College, village social club, church and a bus service, as well as having easy access to many delightful walks.

Great Malvern is approximately two miles away and offers a wide range of amenities to include shops, banks, building societies, post office and Waitrose supermarket. The town is also renowned for its tourist attractions and in particular the theatre complex with concert hall and cinema. Sporting facilities include the Splash Leisure Centre and the Manor Park Sports Club. In Malvern there are further primary schools together with The Chase Secondary and Dyson Perrins.

Transport communications are well catered for with main line railway stations at Colwall, Great Malvern and Malvern Link with connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 at Worcester is about eight miles distant providing easy commuting time to the Midlands.

Property Description

This is a fine opportunity to purchase an individual three/four bedroomed detached dormer bungalow occupying a large plot and a lovely elevated outlook to the rear. The property provides scope and opportunity to potential purchasers to put their own stamp on it whilst retaining many of its period features and spacious and versatile accommodation.

The property is positioned on a quiet 'no through road' in the desirable area of West Malvern in a picturesque setting and exceeds in excess of 1207 sq.ft and provides purchasers with a blank canvas.

The house is set back from the road behind a block paved driveway which gives access to the garage and a secure gated side access to the garden and to a

Glazed Porch

Electric, and obscure glazed door to

Entrance Hall

Carpet, two pendant light fittings, two radiators, stairs to first floor and door to

Sitting Room 4.59m (14ft 10in) x 4.00m (12ft 11in)

Carpet, two radiators, dual aspect double glazed windows to side and rear with lovely outlook over the garden and to open countryside in west. Gas fire with feature surround. Four wall lights.

Kitchen 3.77m (12ft 2in) x 2.97m (9ft 7in)

Stick on vinyl tiled flooring over quarry tiled floor. Ceiling light fitting, partially tiled walls, dual aspect double glazed windows to front and rear. Range of base and eye level units, space for oven, space for table. Stainless steel sink and drainer, boiler, radiator and space washing machine.





Bathroom

Quarry tiled floor, obscure double glazed window to front, close coupled WC, pedestal wash hand basin, partially tiled walls, panelled bath, radiator, ceiling light fitting, electric heater and airing cupboard with water tank.

Dining Room/Bedroom 4.23m (13ft 8in) x 3.66m (11ft 10in)

Carpet, radiator, double glazed window to front, ceiling light fitting. Currently used as a reception room but could be utilised as a bedroom.

Bedroom 3.72m (12ft) x 3.69m (11ft 11in)

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

Utility/Store

Carpet, electrics connected, obscure glazed window to rear.

First Floor

Landing

Carpet, space for coathooks, ceiling light fitting. Door to

Bedroom 4.13m (13ft 4in) x 3.64m (11ft 9in) max into eaves

Carpet, ceiling light fitting, built in wardrobes, eaves storage cupboard, radiator, double glazed window to front and skylight.

Bedroom 3.07m (9ft 11in) x 3.04m (9ft 10in)

Carpet, double glazed window to rear with lovely views. Ceiling light fitting, eaves storage cupboard.

Outside

The property has a larger than average rear garden with a gated access to either side of the house. Patio area with access to the porch, steps with planted borders lead down to the beautifully kept lawned garden with individual sections and planted flower borders that provide colour all year round. The garden has a secluded and private feel and benefits from both South and West facing aspects. There is a SHED, GREENHOUSE (with power). The vendors have advised that there is a stream at the bottom of the garden which has been covered up.

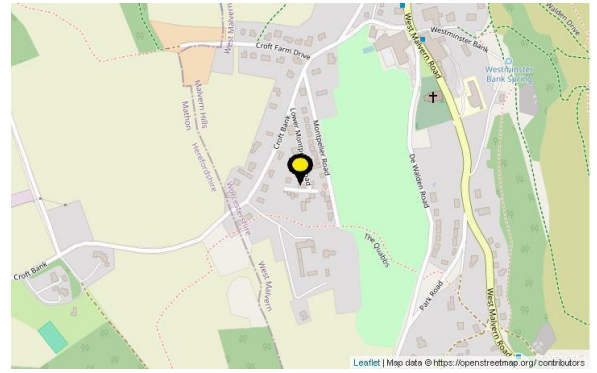
Garage

Up and over door to front from driveway, light and power connected, pedestrian door to side and glazed window to rear.



Directions

From the agent's office in Great Malvern proceed south along the A449 Wells Road towards Ledbury for approximately half a mile. Take the first turn to the right signposted Colwall and The Wyche (B4218) into Wyche Road. Follow this road uphill proceeding through the Wyche Cutting into Herefordshire. Almost immediately after the cutting turn right into West Malvern Road (B4232). Follow this route along the west side of the hills for about a mile and a half entering the village of West Malvern. After passing the primary school take the next turning on the left down into Croft Bank. Take the second turning on the left into Lower Montpelier Road and the property will then be found on the right 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

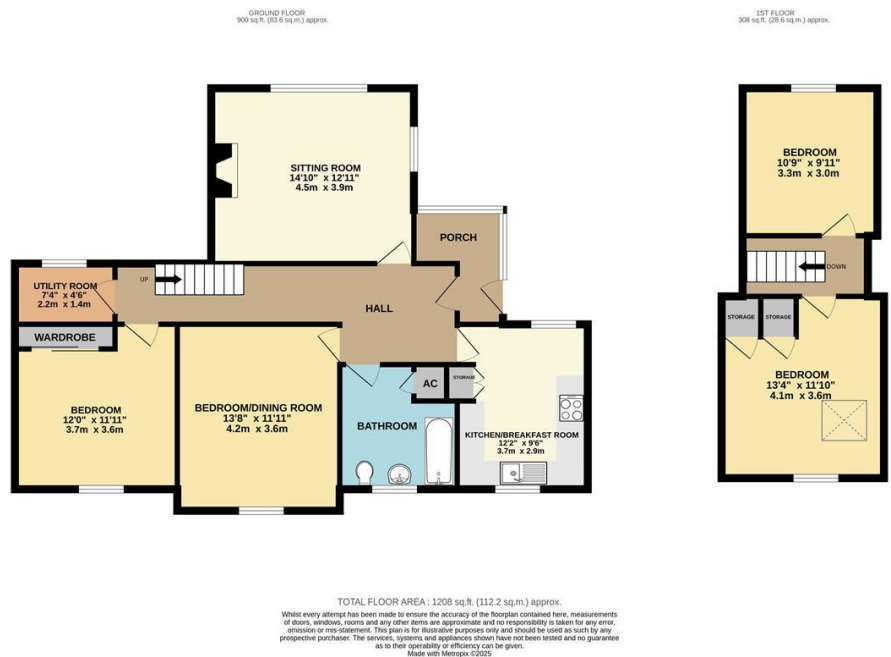
Council Tax

COUNCIL TAX BAND "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 D (55).



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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.
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