

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A HIGHLY INDIVIDUAL SEMI-DETACHED HOME IN EXCESS OF APPROXIMATELY 1400 SQ FT AND SET OVER THREE FLOORS. BUILT TO A HIGH SPECIFICATION IN 2010 AND BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT. LOCATED IN A CONVENIENT RESIDENTIAL AREA ON A QUIET 'NO THROUGH ROAD'. LOW MAINTENANCE GARDEN AND OFF ROAD PARKING. ENERGY RATING "C"**

## Eastry - Guide Price £475,000

7 Merick Road, Malvern, WR14 1DD

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# Eastry, 7 Merick Road

## Location & Description

Located close to the amenities of Malvern Link which offers a range of independent shops, Co-op supermarket, takeaways, eateries and community facilities. Further and more extensive facilities are available in the neighbouring town of Great Malvern or the city of Worcester.

Transport communications are excellent with Malvern offering a mainline railway station with direct links to Worcester, Birmingham, London, Hereford and South Wales. The M5 motorway is close at hand just outside Worcester bringing The Midlands and South West into an easy commute.

Educational facilities are well catered for at both primary and secondary levels in the public and private sectors.

## Property Description

This is a fantastic opportunity to purchase a highly individual semi detached home in excess of 1400 sq ft and set over three floors, built to a high standard with items such as a Lutron lighting system with mood lighting and individually controlled switches, underfloor heating to the ground and first floor from an air source heat pump. The house has three bathrooms, two of which are en-suite and a downstairs WC.

The accommodation throughout is spacious and light and provides a sociable environment on the ground floor with separate sitting room, spacious, luxury breakfast kitchen and a garden/dining room with bi-fold doors opening to the low maintenance rear garden.

The property is set back from the road behind a walled and gated driveway with mature shrub border and a fenced decking area to enjoy the sunshine. A driveway leads to the side of the property and gives access to the garden and to a storm porch with external light and under which is a UPVC double glazed door that opens to:

## Entrance Hall

Hardwood flooring and underfloor heating. Spotlights, thermostat control system (most rooms individually controlled), storage cupboard. Stairs to first floor. Doors to kitchen breakfast room, sitting room and to

## Cloakroom

Hardwood flooring with underfloor heating, partially tiled walls, sensored spotlights, extractor fan, close coupled WC, wall mounted wash hand basin, chrome heated towel rail.

## Sitting Room 5.45m (17ft 7in) x 3.25m (10ft 6in) max into bay

Accessed through double wooden doors from the entrance hall. Carpet, underfloor heating, spotlights, double glazed sash bay window to front, log burner with tiled hearth and surround and thermostat control system, two wall lights and pendant light fitting.

## Kitchen 5.45m (17ft 7in) x 3.02m (9ft 9in)

Hardwood flooring with underfloor heating. Range of base and eye level cupboards with granite worktop and under cupboard and pelmet lighting. Space for Rangemaster Cooker (available by separate negotiation). One and a half bowl stainless steel sink and drainer, extractor fan, space for American style fridge freezer, built in





DISHWASHER, WINE COOLER and WASHING MACHINE.  
Spotlights and open to

#### **Dining/Garden Room 4.68m (15ft 1in) x 2.87m (9ft 3in)**

Hardwood flooring with underfloor heating, Sky lantern with blind providing plenty of natural light. Double glazed sash window to side, ceiling light fitting and bi-fold doors with built in blinds opening to the low maintenance rear garden.

First Floor

#### **Landing**

Spotlights on stairwell, carpet, doors to Bedrooms 1 and 2, Thermostat control point.

#### **Bedroom 1 4.80m (15ft 6in) x 3.28m (10ft 7in)**

Carpet, underfloor heating, built in wardrobe, spotlights, two double glazed sash windows to front. Two wall lights, thermostat control and door to

#### **En-Suite**

Carpet, underfloor heating, close coupled WC, vanity wash hand basin, spotlights, obscure double glazed sash window to side, extractor fan, panelled bath with shower, heated towel rail, tiled walls, wash hand basin, mirror with lighting.

#### **Bedroom 2 4.73m (15ft 3in) x 3.02m (9ft 9in)**

Carpet, underfloor heating, two double glazed sash windows to rear, two built in wardrobes, spotlights, thermostat control, two wall lights and door to

#### **En-Suite**

Tiled walls and floor, obscure double glazed window to side, close coupled WC, vanity wash hand basin, walk-in shower cubicle with waterfall setting, chrome heated towel rail, mirror with lighting, spotlights and extractor fan.

Second Floor

#### **Landing**

Lighting to stairwell, pendant light fitting, carpet, storage/office space, door to

#### **Bedroom 3 2.35m (7ft 7in) x 2.89m (9ft 4in) max**

Carpet, radiator, obscure double glazed window to side with Velux rooflight with view to hills. Built in eaves storage, two wall lights and pendant light fitting.

#### **Bathroom**

Tiled walls and floors, bath with taps and shower connected, vanity wash hand basin with cupboard below, close coupled WC, heated towel rail, extractor fan, spotlights, Velux window to rear, mirror with lighting.

#### **Outside**

Accessed from the driveway there is a fenced decked area with flower border. The rear garden, which can also be accessed from the driveway via a side gate and the bi-fold doors from the garden room, this low maintenance garden is laid to patio to the rear and side with external lighting, power point and water tap. Space for shed. The garden has a private and secluded feel and benefits from south and east facing aspects.

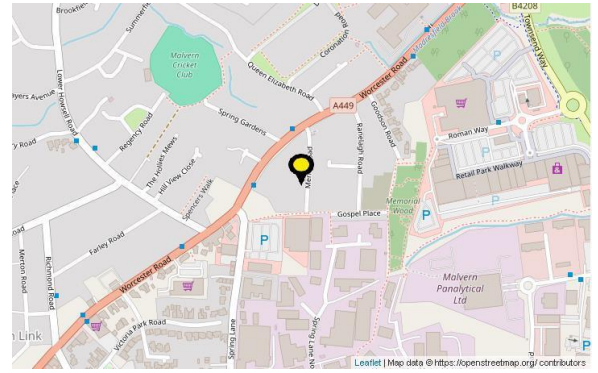
There is a drain harvester in the garden which is currently decommissioned.





## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After approximately half a mile at the traffic lights at Link Top continue straight on following the road downhill with the common your right. Continue through the centre of Malvern Link passing the Texaco petrol station on the right with the junction with Spring Lane. After a short distance Merick Road can be found on the right and number 7 will be found halfway down on the left.



## Services

We have been advised that mains 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

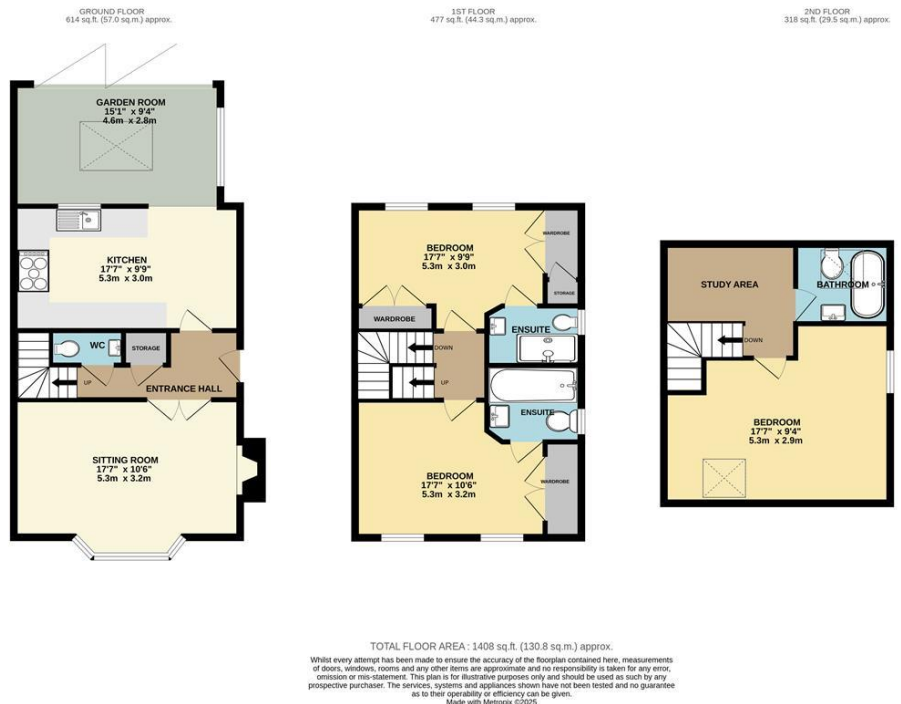
## Council Tax

COUNCIL TAX BAND "C"

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 (69).



## 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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