

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A DELIGHTFULLY SITUATED TWO BEDROOMED MID TERRACE PROPERTY LOCATED IN A CONVENIENT POSITION CLOSE TO THE LOCAL AMENITIES OF MALVERN LINK INCLUDING THE RAILWAY STATION. THE WELL PRESENTED ACCOMMODATION BENEFITS FROM AN ENCLOSED REAR GARDEN AND ALLOCATED PARKING AND IS OFFERED WITH NO ONWARD CHAIN. ENERGY RATING 'D'**

## Redland Close - Guide Price £199,950

11 Redland Close, Malvern, WR14 1NW

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# 11 Redland Close

## Location & Description

The property enjoys a convenient location being only a few minutes walk from the busy centre of Malvern Link where there is a wide range of amenities including shops, a bank, Co-op and Lidl stores and two service stations. Malvern's main retail park is less than half a mile away. Here there are a number of familiar high street names including a Morrisons superstore, Marks & Spencer, Boots, Next, Cafe Nero and others. A similar distance away is the cultural and historic spa town of Great Malvern where there is an even more comprehensive choice of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Transport communications are excellent. There is a regular bus service and mainline railway station only about five minutes away on foot. Junction 7 of the M5 motorway at Worcester is about seven miles. Educational needs are equally well catered for. The property falls within the catchment area of a wide choice of schools in both the private and state sectors and at primary and secondary levels.

For those who have a dog or simply enjoy walking, Malvern Link common is a very short distance away and the Malvern Hills themselves are only five minutes by car

## Property Description

11 Redland Close provides buyers the opportunity to purchase a two bedroom, mid terrace property that benefits from its own parking and enclosed rear garden. The property has gas connected but no central heating.

The accommodation is spacious and versatile throughout with a breakfast kitchen and a sitting/dining room on the ground floor and two bedrooms and a bathroom at first floor level.

Conveniently positioned in a cul-de-sac and offering an enclosed rear garden that enjoys both south and east facing aspects and is in a complex of similar terraced homes.

Set back from the road behind a lawned foregarden with mature hedge and flower borders that provide colour throughout the year. A path leads this foregarden to a

### Porch

Glazed door, tiled floor, meters, coathooks, store cupboard and double glazed door to

### Entrance Hall

Vinyl flooring, ceiling light fitting, door to sitting/dining room and to

### Breakfast Kitchen 5.16m (16ft 8in) x 2.25m (7ft 3in)

Vinyl floor, range of base and eye level units with worktop over and space for cooker. Sink and drainer. Double glazed window to front, two ceiling light fittings, electric storage heater and space for table.

### Sitting/Dining Room 5.04m (16ft 3in) x 3.92m (12ft 8in)

Carpet, double glazed window and French doors opening to the garden. Gas fire with surround. Ceiling light fitting, understairs store cupboard. Stairs to first floor.





## First Floor

### Landing

Carpet, access to loft space, electric radiator, pendant light fitting and doors to

### Bedroom 1 3.33m (10ft 9in) x 3.35m (10ft 10in) max

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

### Bedroom 2 3.59m (11ft 7in) x 2.09m (6ft 9in)

Carpet, double glazed window to front, pendant light fitting. Views to the hills.

### Bathroom

Vinyl flooring, tiled shower cubicle with electric shower, pedestal wash hand basin, close coupled WC, Velux window with view to the hills. Built in storage cupboard and Dimplex heater.

### Outside

Accessed via the double glazed French doors from the sitting room. Enjoying south and east facing aspects. A low maintenance private rear garden that is laid to patio with mature planted borders including Hydrangeas. A garden SHED can be found to the rear.

There is an allocated parking space in Redland Close

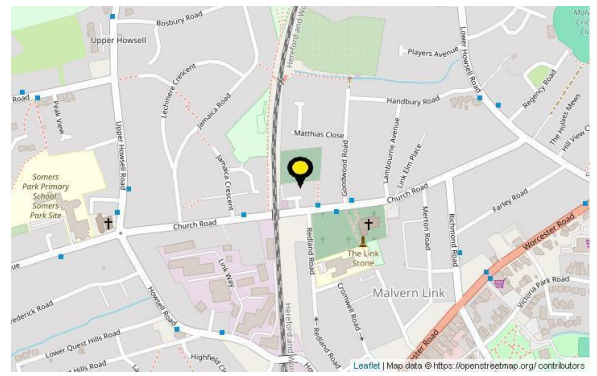
### Agents Note

Gas connected to property but no gas central heating.



## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After a quarter of a mile pass straight through a set of traffic lights at Link Top and continue downhill with the common on your right hand side. Go through another set of traffic lights, passing the railway and fire stations on your left. Just after this, at the bottom of the common turn left into Howsell Road. Continue to a small roundabout and turn right. Continue along Church Road, under the railway bridge and Redland Close can be found on the left.



## 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

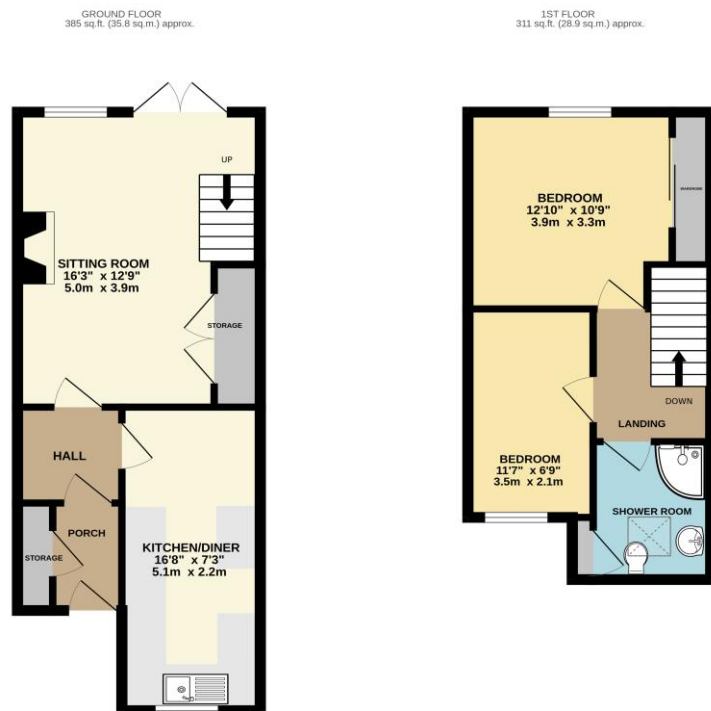
## Council Tax

COUNCIL TAX BAND "B"

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 (64).



### 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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