

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A WONDERFULLY SITUATED FOUR BEDROOMED DETACHED HOME IN A QUIET CUL-DE-SAC LOCATION AND AFFORDING WESTERLY VIEWS TO THE MALVERN HILLS FROM THE FRONT ASPECT AND FROM THE REAR OVER OPEN FARMLAND. ENERGY RATING "D" NO CHAIN

Campion Drive - Guide Price £375,000

45 Campion Drive, Malvern, WR14 3SP

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45 Campion Drive

Location & Description

The property enjoys a quiet location close to the excellent amenities of Barnards Green which offers a bustling precinct of independent shops, Co-Op supermarket, eateries, take aways and community facilities. Further and more extensive amenities are available in the nearby hillside Victorian town of Great Malvern and also at the Malvern Link retail park which has a number of high street names including Marks & Spencer, Boots and Halfords to name but a few.

Transport communications are excellent with junction 7 of the M5 motorway positioned just outside Worcester and junction 1 of the M50 at Upton bringing the Midlands, South West and South Wales into an easy commute. The mainline railway station at Great Malvern provides direct links to London, Birmingham, Hereford, Worcester and South Wales.

Educational needs are well catered for at primary and secondary levels in both the state and private sectors. It should be noted that the property falls within the catchment area for the highly popular Chase Secondary School.

Property Description

45 Campion Drive is a wonderfully located four bedroomed, detached house situated in a quiet cul-de-sac location yet within easy reach of the local amenities of Barnards Green.

The property is initially approached over a double width, block paved driveway which gives access to an attached single garage which, subject to the relevant permissions being sought, could be built over to provide additional accommodation for the main residence. To the right of the drive is a lovely lawned foregarden with deep planted beds displaying colour and interest throughout the year with a mature range of shrubs, plants and specimen trees.

The UPVC pedestrian door with obscure glazed inset and lantern style light point opens to the accommodations which benefits from gas central heating and double glazing. No doubt one of the key selling points of this property is the fantastic westerly views up to the Malvern Hills from the front aspect whilst, to the rear east facing aspect overlooks open farmland.

This is a very quiet setting for such a lovely modern property which has been well looked after over the years by the current owner but is now, perhaps in need of some cosmetic refurbishment giving any prospective buyer the opportunity to make the property their own.

The accommodation in more detail comprises:

Reception Hall

Open wooden balustraded returning staircase with stairlift and useful understairs storage cupboard. Ceiling light point, coving to ceiling and radiator. Door to kitchen and double doors with obscure glazed inset opens to the sitting room (described later). Door to

Cloakroom

White low level WC and wall mounted wash hand basin, radiator, ceiling light point, tiled splashbacks and obscure double glazed window to front.

Sitting Room 4.99m (16ft 1in) x 3.66m (11ft 10in)

Double glazed box bay window with view to the Malvern Hills. Further double glazed window to side. Coving to ceiling, wall light points, electric fire set into a feature fire surround and hearth. Two radiators and a feature archway leads to

Dining Room 2.79m (9ft) x 2.99m (9ft 8in)

Conveniently situated adjacent to the kitchen which is accessed through a pedestrian door. Double glazed patio doors to rear overlook the lovely rear garden. Ceiling light point, coving to ceiling and radiator.





Kitchen 4.06m (13ft 1in) x 2.89m (9ft 4in)

A lovely space connected to the breakfast room (described later). Range of drawer and cupboard base units with chrome effect handles and roll edged worktop over incorporating a one and a half bowl stainless steel sink with mixer tap set under a double glazed window that overlooks the garden. Matching wall units. Space and connection point for gas cooker with extractor over and plumbing undercounter for fridge and dishwasher. Door to entrance hall. Ceiling light point, inset ceiling light points and radiator. Tiled splashbacks and wall mounted Gloworm Boiler. Wood effect flooring flows throughout this area through an entrance into

Breakfast Room 2.25m (7ft 3in) x 2.37m (7ft 8in)

Enjoying an internal door to the garage and obscure UPVC pedestrian door to rear with double glazed window to side. Ceiling light point and radiator.

First Floor

Landing

Ceiling light point, coving to ceiling, radiator and doors to

Bedroom 1 3.66m (11ft 10in) x 3.04m (9ft 10in)

Positioned to the front of the property and affording fine views through a double glazed window to the Malvern Hills. Ceiling light point, coving to ceiling. Fitted double wardrobe with mirrored sliding doors incorporating hanging and shelf space. Ceiling light point, radiator and door to

En-suite

Low level WC, pedestal wash hand basin with mixer tap and shower enclosure with thermostatically controlled shower over. Tiled splashbacks, wall mounted shaver point, radiator and ceiling light point. Obscure double glazed window to side.

Bedroom 2 3.23m (10ft 5in) max x 3.04m (9ft 10in)

Double glazed window to rear overlooking open farmland. Ceiling light point, coving to ceiling and radiator. Fitted double wardrobe with folding doors incorporating hanging and shelf space.

Bedroom 3 2.73m (8ft 10in) x 2.97m (9ft 7in)

Double glazed window looking up to the Malvern Hills. Ceiling light point, radiator and overstairs storage cupboard housing the hot water cylinder and shelving. Fitted storage cupboard with double doors with shelving. Access to part boarded loft space via pull down ladder.

Bedroom 4 2.25m (7ft 3in) x 2.97m (9ft 7in) max

Positioned to the rear of the property with views over open farmland through a double glazed window. Ceiling light point, coving to ceiling and radiator. Fitted L shaped cupboards with shelving.

Bathroom

Fitted with a white suite of low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower head fitment. Inset ceiling spotlights and ceiling mounted extractor fan, obscure double glazed window to side, shaver point, radiator and tiled splashbacks.

Outside

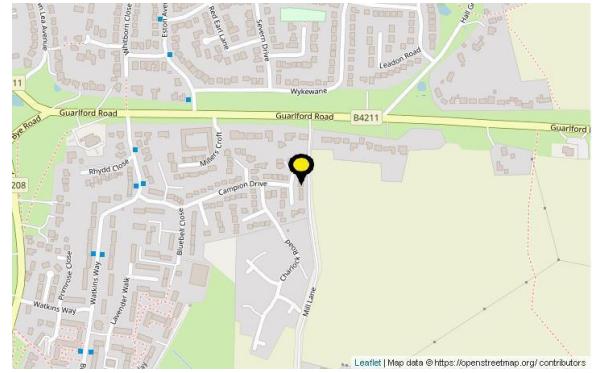
To the rear there is a lovely east facing garden where, extending away from the property is a paved patio area leading to the lawn and mature planted beds to all sides incorporating a mix of plants, shrubs, Roses and a specimen tree. A paved pedestrian path leads up to a wooden SHED and to round to the right of the property where there is gated pedestrian access to the front. The garden is enclosed by a fenced perimeter and benefits from a water tap and light point.

Garage 5.52m (17ft 10in) x 2.63m (8ft 6in)

Electrically operated roller shutter door to front. Light, power and pedestrian access to breakfast room.

Directions

From the agent's office in Great Malvern proceed down Church Street and through the traffic lights. Continue down Barnards Green Road passing Malvern St James Girls School and sports centre. Continue to a major island in the centre of Barnards Green taking the third exit following Barnards Green Road through the commercial centre. Leave Barnards Green passing The Bluebell Inn on your right hand side. Immediately after the Inn turn right into Bluebell Close. Take the first turn to the left (still Bluebell Close) following this road round into Campion Drive and continue to the bottom of the cul-de-sac where the property can be found 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

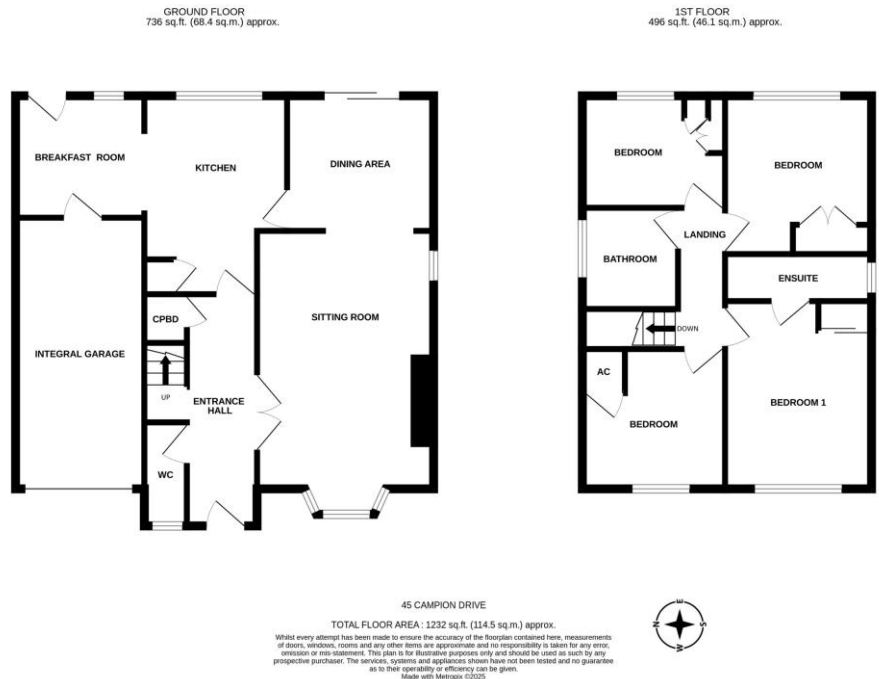
Council Tax

COUNCIL TAX BAND "E"

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 (65).



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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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