

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN IMMACULATELY PRESENTED THREE BEDROOMED DETACHED BUNGALOW BEAUTIFULLY POSITIONED IN A QUIET AND DESIRABLE END OF CUL-DE-SAC LOCATION IN A SOUGHT AFTER RESIDENTIAL AREA WITH AMPLE OFF ROAD PARKING, PRIVATE AND ENCLOSED REAR GARDEN, OPEN PLAN LIVING AND TANDEM GARAGE WITH LIGHT AND POWER CONNECTED. ENERGY RATING "D"

Beverley Way - Guide Price £400,000

31 Beverley Way, Malvern, WR14 1LA

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31 Beverley Way

Location & Description

Located on the outskirts of Malvern Link. The property has good access to local amenities with a Co-Op supermarket in nearby Tanhouse Lane as well as the bustling shopping precinct in Malvern Link offering a range of independent shops, supermarkets, eateries, take aways and community facilities. Beverley Way has convenient access to the Hereford to Worcester Road.

The property is located near some of Malvern's most highly regarded primary and secondary schools.

Transport communications are excellent with a mainline railway station in Malvern Link offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester and brings the Midlands, South West and South Wales into an easy commute.

Property Description

31 Beverley Way is a beautifully presented detached three bed roomed bungalow which has been refurbished and thoughtfully re-configured by the current owners in recent years. The bungalow offers versatile living which includes an open plan kitchen, dining and living area to the rear of the property with a lovely outlook over the garden. There is a tandem garage that is over 32ft long and could provide scope to create a home office if necessary whilst retaining a storage area. The property occupies a prime location on the road and enjoys a west facing aspect to the garden. Immediate properties are also bungalows meaning that the garden is not overlooked. There is ample off road parking to the front, it has gas central heating and double glazing throughout.

The bungalow sits back from the road behind a hedged, lawned and gravelled foregarden with a driveway for off road parking and offering an electric vehicle charging point. The driveway also leads to the garage and a block paved path leads to a secure gate to the side of the property and to the UPVC obscure double glazed entrance door that sits under a storm porch and opens to

Entrance Hall

Radiator, access to loft space, thermostat heating controls, two pendant light fittings, storage cupboard, wood effect flooring and open to

Utility Area 1.68m (5ft 5in) x 1.70m (5ft 6in)

Range of base and eye level units with space for washing machine. Partially tiled walls, pendant light fitting, obscured double glazed door giving access to the garden.

Open Plan Kitchen, Dining and Sitting Room 8.68m (28ft) x 3.72m (12ft)

A lovely light and airy space, ideal for family living.

Kitchen Area

Wood effect flooring, range of base and eye level units with worktop over and partially tiled walls. Stainless steel sink and drainer, built in DISHWASHER, built in OVEN and electric HOB and breakfast bar seating for four people. Boiler cupboard. Double glazed window





overlooking the lovely garden, two pendant light fittings and ceiling light point. Space for fridge freezer.

Sitting Area

Carpet, pendant light fitting, vertical radiator, double glazed window to rear overlooking the garden. TV Point

Bedroom 1 4.75m (15ft 4in) x 3.02m (9ft 9in)

Carpet, wardrobe with sliding door, two ceiling light fittings, radiator and large double glazed window to rear to front overlooking the foregarden.

Bedroom 2 5.37m (17ft 4in) x 2.76m (8ft 11in)

Carpet, double glazed window to front overlooking the foregarden. Pendant light fitting, dual aspect double glazed windows to front and side. Radiator.

Bedroom 3 3.49m (11ft 3in) x 2.17m (7ft)

Carpet, radiator, double glazed window to side and pendant light fitting.

Bathroom

Vinyl flooring, two obscure double glazed windows to side, close coupled WC, pedestal wash hand basin, tiled walls, spotlights, P shaped bath with electric Mira shower connected and chrome heated towel rail.

Outside

The rear can be accessed via the secure gate to side and from the utility area which both share a block paved path to side and into the garden which is mainly laid to lawn with a raised border planted with shrubs. There is a patio area from where to enjoy the south and west facing aspects. The garden is extremely well maintained and provides a feeling of privacy and is not overlooked.

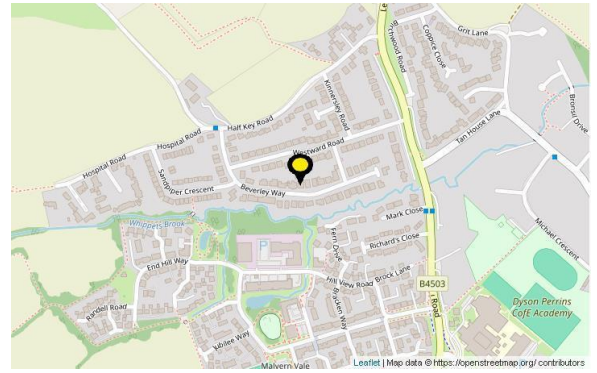
Garage 10.10m (32ft 7in) x 3.28m (10ft 7in)

Access through to pedestrian doors from the garden and up and over door from the driveway. Power and light connected. Double glazed windows to side and rear. This garage is large enough for part of it to be converted to a home office and still retaining plenty of space for storage.



Directions

From the agent's offices in Great Malvern proceed north along the A449 towards Worcester. Turn left at the Link Top traffic lights and bear round to the right into Newtown Road. Continue and the road will change into Leigh Sinton Road. After passing Dyson Perrins School on the right hand side take the third turning on the left into Westward Road. Take the next left into Beverley Way, and left at the T junction, number 31 can be found on the left 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

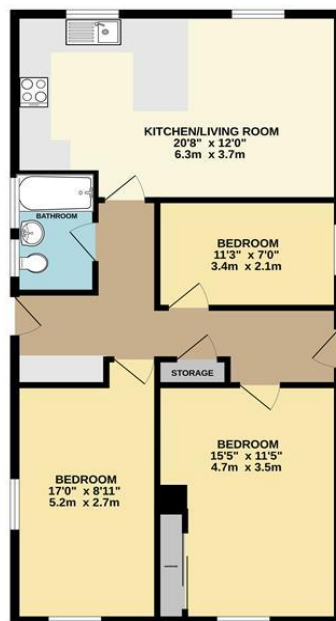
COUNCIL TAX BAND "D"

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 (63).

GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee is given for their operation or condition. (see page 2)

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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