

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A DECEPTIVELY SPACIOUS, THREE BEDROOMED SEMI DETACHED FAMILY HOME OFFERING VERSATILE ACCOMMODATION THROUGHOUT INCLUDING A CONSERVATORY AND DOWNSTAIRS CLOAKROOM AND A LOVELY ENCLOSED REAR GARDEN WITH SOUTH AND WEST FACING ASPECTS. POSITIONED ON A 'NO THROUGH ROAD' WITH EASY ACCESS TO ALL LOCAL AMENITIES. AMPLE OFF ROAD PARKING. ENERGY RATING "D" NO CHAIN

Richards Close - Guide Price £300,000

7 Richards Close, Malvern, WR14 1JT

 3  2  1



7 Richards Close

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. 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

7 Richards Close is a fine opportunity to purchase a larger than average, three bedroomed semi detached family home that enjoys a peaceful setting on a 'no through road' with a private garden that benefits from both south and west facing aspects. The house is ideal for a growing family and offers ample off road parking. There is a large conservatory to the rear of the property that overlooks a lovely garden.

The property is set back from the road behind a block paved driveway and gravelled foregarden that gives access to the secure side gate to the garden and the obscure glazed UPVC front door with side panels that opens to

Entrance Hall

Vinyl flooring, stairs to first floor, pendant light fitting. Open to kitchen (described later) and doors to sitting room (described later). Store cupboard housing the boiler, radiator and door to

Cloakroom

Close coupled WC, wall mounted wash hand basin, pendant light fitting and vinyl flooring.

Sitting Room 5.50m (17ft 9in) x 3.35m (10ft 10in)

Luxury vinyl tiled floor, pendant light fitting, double glazed window to front overlooking the foregarden, two radiators, feature fireplace with space for electric fire. Sliding glazed door that opens to the conservatory (described later) and door to

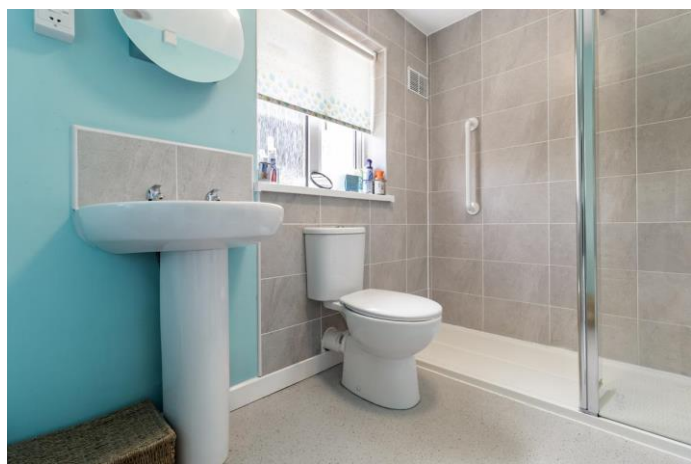
Kitchen 4.31m (13ft 11in) x 2.89m (9ft 4in)

Vinyl flooring, double glazed window and door to side. Range of base and eye level units with worktop over, stainless steel sink and drainer, space for washing machine and dishwasher, partially tiled walls, built in OVEN and HOB with extractor over. Space for washer dryer, radiator and door to

Conservatory

Built of brick and UPVC construction with glazed surround and a lovely outlook over the beautifully maintained garden. Accessed from the kitchen or sitting room it is a larger than average space with space for a dining table. Ceiling light fitting, vinyl flooring, radiator and double doors opening to the garden.





First Floor

Landing

Access to partially boarded loft space, airing cupboard with hot water cylinder. Pendant light fitting and doors to

Bedroom 1 3.30m (10ft 8in) x 3.66m (11ft 10in)

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

Bedroom 2 2.99m (9ft 8in) x 2.94m (9ft 6in)

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

Bedroom 3 2.45m (7ft 11in) x 2.45m (7ft 11in)

Carpet, radiator, pendant light fitting, double glazed window to rear overlooking the garden. Store cupboard with rail.

Bathroom

Vinyl flooring, two obscure double glazed windows to rear, pedestal wash hand basin, close coupled WC, partially tiled walls, ceiling light fitting, chrome heated towel radiator, extractor fan, shaving point, shelving. Walk in shower cubicle with electric shower connected.

Outside

The rear garden can be accessed via the secure side gate and through the conservatory doors that open to a patio and raised decked area which is a perfect spot to enjoy the south and west facing aspect with planted borders and a gravel path leads through a picket fence and opening to a lawn section with planted shrubs and trees including a Silver Birch. The setting is peaceful and secluded. There are two SHEDS one of which has electricity. The gravel path continues to the end of the garden. There is external light, power sockets and water tap.

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 and before the turning into Westward Road turn left into Richards Close and the property will be found on the left as indicated by the agents For Sale board.



Services

We have been advised that mains gas, electricity 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

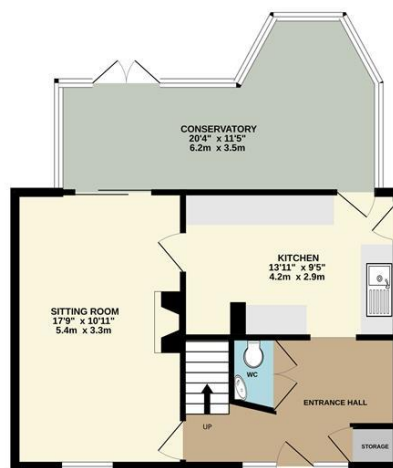
COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

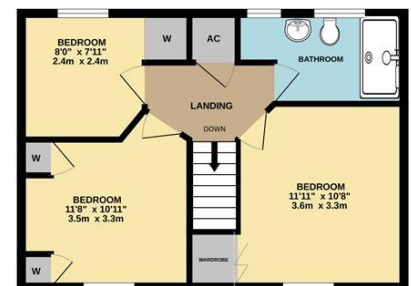
EPC

The EPC rating for this property is D (62).

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.3 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.
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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