

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A WONDERFULLY PRESENTED MODERN SEMI-DETACHED THREE BEDROOMED HOUSE SITUATED WITHIN THIS CONVENIENT LOCATION AND BENEFITTING FROM AN ENCLOSED GARDEN, DOUBLE GLAZING, GAS CENTRAL HEATING AND TWO ALLOCATED CAR PARKING SPACES. EPC RATING "B"

Oakley Close - Guide Price £310,000

7 Oakley Close, Malvern, Worcestershire, WR14 2FE

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7 Oakley Close

Location & Description

7 Oakley Close is ideally placed close to the comprehensive amenities of Barnards Green where there are shops, bank, supermarket, takeaways and the highly regarded Chase High School.

Great Malvern offers a further range of shops, Post Office, restaurants and the Waitrose supermarket. Malvern is also renowned for its tourist attractions to include the famous Malvern Hills and the theatre complex with concert hall and cinema. There are many sporting facilities available to include the Splash leisure centre and the Manor Park Sports Club.

Educational needs are well catered for with primary schools close by and the aforementioned Chase High School as well as private schools to include the Malvern College and Malvern St James.

Transport communications are excellent with Great Malvern railway station in Avenue Road having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant bringing The Midlands into commuting distance.

Property Description

7 Oakley Close is an exceptionally well maintained and presented modern semi-detached property occupying a quiet location within this cul-de-sac of similar properties.

The property is initially approached over a shared driveway coming off Sherrards Green Road of which the property has a share of the upkeep of the maintenance (although none has been paid to date).

The two allocated car parking spaces are situated directly in front of the property and are block paved. A paved pedestrian path leads to the front of the property with a planted bed directly in front of the house with a car charging point, water tap and outside power sockets.

Set under a storm porch the composite obscured double glazed front door opens to the living accommodation which is immaculately kept by the current owner and benefits from double glazing and gas central heating. These houses were only constructed eight years ago so have a high energy efficiency rating of "B".

The living accommodation in more detail comprises

Entrance Hall

Two ceiling light points, radiator and open wooden balustraded staircase rising to first floor with useful understairs storage cupboard. Door to sitting room and dining kitchen (described later) and door opening through to

Guest Cloakroom

Obscured double glazed window to front and a white low level WC with pedestal wash hand basin with mixer tap. Tiled splashbacks, ceiling light point, radiator.

Sitting Room 3.44m (11ft 1in) x 4.96m (16ft)

Beautifully positioned to the rear of the property overlooking the enclosed garden. Double glazed double doors open to the rear patio area with double glazed matching windows to either side. Two ceiling light points, radiator.

Dining Kitchen 4.96m (16ft) x 2.76m (8ft 11in)

Positioned to the front of the property, the main kitchen area is fitted with a range of gloss fronted drawer and cupboard base units with chrome handles and rolled edged worktop over with matching wall units. There is a stainless steel sink unit with mixer tap set under the





double glazed window to front. Space and connection point for electric cooker, full height fridge freezer, plumbing for dishwasher and washing machine. Housed in a matching cupboard is the wall mounted boiler. Inset ceiling spotlights and wood effect flooring flows throughout this area into the dining space with ceiling light point, wall mounted electric panel heater, double glazed window to rear.

First Floor Landing

Ceiling light point, loft access point, airing cupboard with radiator and shelf over and doors opening through to

Bedroom 1 3.51m (11ft 4in) x 3.66m (11ft 10in)

Double glazed window to front. This is a good sized double bedroom. Ceiling light point, radiator. Wardrobes in recess which are available by separate negotiation and have in the hanging and shelf space. Door opens through to

En-Suite Shower Room

Fitted with a white low level WC, vanity wash hand basin with mixer tap and cupboard under. Obscured double glazed window to front, wall mounted heated towel rail with thermostatic controlled rainfall and hand held shower over. Ceiling light point, wall mounted extractor fan, tiled splashbacks, wall mounted shaver point.

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

Double glazed window to rear. A further double bedroom with ceiling light point and radiator.

Bedroom 3 3.51m (11ft 4in) (maximum) x 1.89m (6ft 1in)

Double glazed window to rear, ceiling light point, radiator, useful recess.

Bathroom

Fitted with a white low level WC and vanity wash hand basin with mixer tap and cupboard under. Panelled bath with thermostatic control dual head shower over with rainfall and hand held unit. Obscured double glazed window to side, splashbacks in complimentary tiling, ceiling light point, wall mounted extractor fan, heated towel rail and wall mounted shaver point.

Outside to the Rear

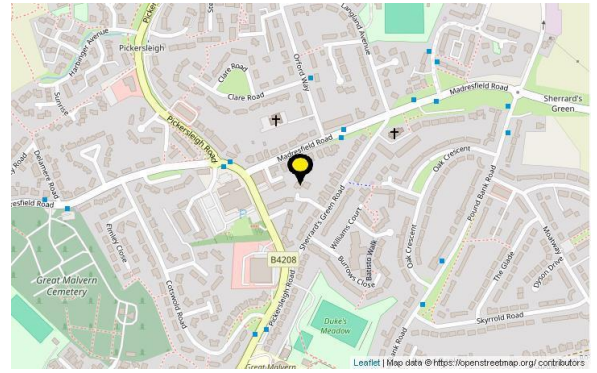
Extending away from the property a paved patio area leads to an area which has recently been re-seeded with grass and will become a fine lawn over time. The garden is enclosed by a fenced perimeter and there is gated pedestrian access to the utility area, with wooden shed available by separate negotiation with light and power. There is a further pedestrian gate to front. The garden benefits from an outside power socket.

Agent's Note

It should be noted that the driveway leading up to the cul-de-sac is shared with other properties and 7 Oakley Close will have a share and responsibility for the maintenance which is currently £30 per annum but it has not been collected since the owner has lived in the property.

Directions

From the agents office in Great Malvern proceed down Church Street to the traffic lights. Continue straight on down Barnards Green Road to the traffic island. Bear left into Pickersleigh Road and take the third turning on the right into Sherrards Green Road. Take a left into Oakley Close and the property can be found on the right hand side as indicated by the agents for sale board.



Services

We have been advised that mains services 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 B (84).



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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