

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A TRADITIONAL DETACHED BUNGALOW ENJOYING A QUIET CUL-DE-SAC SETTING IN A HIGHLY DESIRABLE LOCATION, ON A GENEROUS, THE PROPERTY DOES REQUIRE SOME MODERNISATION. OFF ROAD PARKING AND GARAGE. ENERGY RATING "D" NO CHAIN**

## Coppice Close - Guide Price £300,000

3 Coppice Close, Malvern, Worcestershire, WR14 1LE

3 2 1





## 3 Coppice Close

### Location & Description

The property enjoys a convenient location on the outskirts of Malvern less than two miles from the town centre where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the splash leisure pool and gymnasium. The busy centre of Malvern Link is even closer at hand. Here there are more shops, a bank, Lidl and Co-op supermarkets, takeaways and two service stations. Here also is Malvern's main retail park where there are a number of familiar high street names including Marks & Spencer, Boots, Cafe Nero and others.

Educational needs are well catered for. There is a wide choice of schools at both primary and secondary levels including Dyson Perrins which is within walking distance. Open countryside is also nearby.

### Property Description

3 Coppice Close is a traditional single storey detached bungalow which requires some updating and improvement. It is heated by gas warm air central heating and it occupies a generous plot positioned in a quite and desirable cul-de-sac location. The house is set back from the road behind a lawned foregarden with planted borders. A gate to the side gives access to the garden and the main entrance door.

From the driveway there are double wooden gates that give access to the garage and a door that opens to

### Kitchen 3.33m (10ft 9in) x 2.73m (8ft 10in)

Tiled floor, range of base and eye level units with worktop over, space for cooker, one and a half bowl stainless steel sink and drainer, extractor fan, double glazed window to side, ceiling light fitting, space for washing machine and door to

### Hall

Wooden flooring, two airing cupboards one housing the boiler, two ceiling light fittings, access to loft space and door to

### Open Plan Sitting and Dining Room 6.40m (20ft 8in) x 4.47m (14ft 5in) max

Wooden flooring, dual aspect double glazed windows to side and rear with view to the Malvern Hills. Three ceiling light fittings, serving hatch to kitchen, gas fire with tiled surround.

### Cloakroom

Close coupled WC, pedestal wash hand basin.





### **Shower Room**

Tiled walls and floor, obscure double glazed window to side, vanity wash hand basin and close coupled WC with cupboard surround, shower cubicle with mains shower connected. Ceiling light fitting, electric heater and extractor fan.

### **Bedroom 1 3.54m (11ft 5in) x 3.38m (10ft 11in)**

Carpet, dual aspect double glazed window to side and rear, pendant light fitting.

### **Bedroom 2 3.35m (10ft 10in) x 2.73m (8ft 10in)**

Carpet, double glazed window overlooking the garden to the rear, pendant light fitting.

### **Bedroom 3 2.53m (8ft 2in) x 2.53m (8ft 2in)**

Carpet, double glazed window to side. Pendant light fitting.

### **Outside**

The rear garden is accessed via a wooden gate to the side of the property and has a large patio area with a gravel and raised feature border. The patio is open to a lawned section with colourful borders and trees including Apple, Pear and Plum. The garden is private and peaceful and there is a pond and a south and west facing aspect. External lighting and outdoor store.

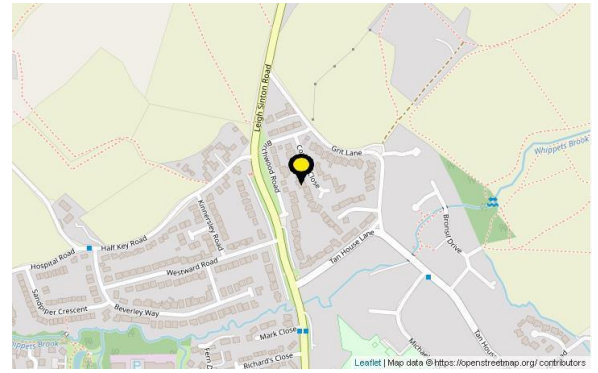
### **Garage 5.04m (16ft 3in) x 2.82m (9ft 1in)**

Pedestrian door from garden and up and over door from driveway. Power and light connected.



## Directions

From the centre of Great Malvern proceed north along the A449 Worcester Road towards Malvern Link for approximately quarter of a mile where at the first set of lights at Link Top turn left (signed Leigh Sinton). Immediately bear to the right into Newtown Road following this route to the outskirts of town and past Dyson Perrins Secondary School (on your right). A short distance after the school turn right into Tanhouse Lane. After 200 yards bear left into Grit Lane following this road as it bears to the left. A short distance after this, turn left again into Birchwood Road and first left into Coppice Close where the bungalow will be seen 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

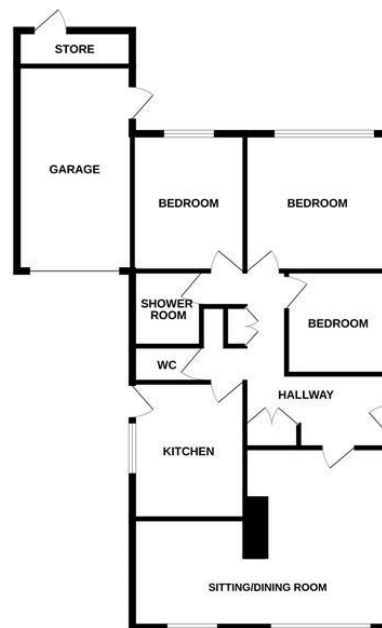
COUNCIL TAX BAND "C"

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 (63).

GROUND FLOOR  
965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, contents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
R001-01-000001-0001



## 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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