

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A VICTORIAN SEMI DETACHED HOME OCCUPYING A CONVENIENT POSITION WITHIN CLOSE PROXIMITY TO ALL LOCAL AMENITIES INCLUDING TRAIN STATION AND GOOD SCHOOLING BOASTING CHARACTERFUL FEATURES THROUGHOUT, CONVERTED ATTIC ROOM/STUDIO WITH BEAUTIFUL VIEWS TO THE MALVERN HILLS, NEW BATHROOM AND EN-SUITE, GAS CENTRAL HEATING, DOUBLE GLAZING, FULL OF CHARACTER AND VICTORIAN CHARM WITH A BEAUTIFUL LONGER THAN AVERAGE MATURE REAR GARDEN. EPC RATING "D"

## Upper Howsell Road – Guide Price £250,000

17 Upper Howsell Road, Malvern, Worcestershire, WR14 1TL





# 17 Upper Howsell Road

## Location & Description

The property enjoys a convenient location on Upper Howsell Road in an established and popular residential neighbourhood. It is within walking distance of the bustling and well served centre of Malvern Link where there is a comprehensive range of amenities including shops of every description, a bank, two supermarkets, pubs and takeaways. The property is also well placed for local schools at primary and secondary levels including the likes of Somers Park Avenue and Dyson Perrins. For those who enjoy the outdoor life Malvern Link Common is a short walk away, ideal for dog walking. The full range of the Malvern Hills is less than five minutes by car.

The excellent facilities of the cultural and historic town of Great Malvern are less than a mile distant. Here there is an even wider selection of shops and banks, Waitrose supermarket and the renowned theatre and cinema complex. Malvern's main retail park is a similar distance. Here there are many familiar high street names including a Morrisons superstore, Marks & Spencer, Boots, Cafe Nero and others.

Transport communications are good. There is a mainline railway station only just over ten minutes away on foot as well as regular bus services and Junction 7 of the M5 motorway near Worcester which is approximately eight miles distant.

## Property Description

17 Upper Howsell Road is a lovely period semi-detached home situated within this highly convenient location. The property benefits from a separate dining and sitting room, two double bedrooms one with en-suite and family bathroom downstairs. The current owners have converted the attic to create a studio room which has beautiful views towards the Malvern Hills and can be used for a range of different purposes, including a home office. The beautiful and enclosed rear garden benefits from mature aspect and provides colour throughout the year. The property is set back from the road behind a walled landscaped foregarden. A wrought iron pedestrian gate opens to the paved patio frontage with a planted and colourful border. The frontage gives access to the secure side access and leads up to the composite UPVC front door which opens to the:

### Dining Room 3.87m (12ft 6in) x 3.59m (11ft 7in)

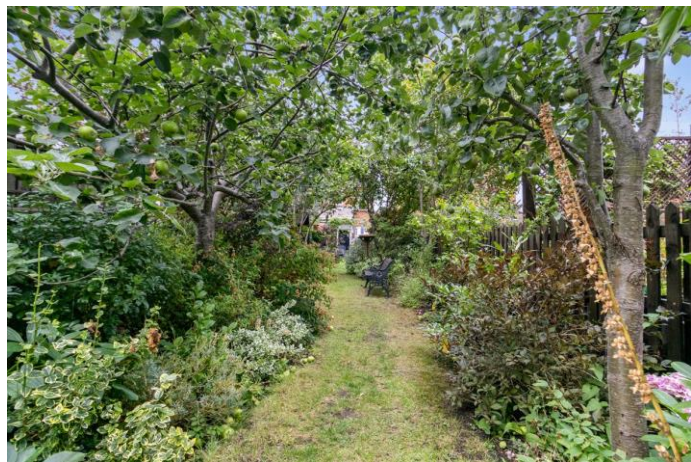
Carpet, ceiling light fitting, radiator, two double glazed windows to the front, fireplace with space for electric fire and wooden mantel surround. Built-in shelving and cupboard to alcove. Open to stairway which has double glazed window to the side, stairs to first floor and open to the

### Sitting Room 3.59m (11ft 7in) x 3.51m (11ft 4in)

Carpet, double glazed window to the rear, radiator, ceiling light fitting, built-in storage cupboard to alcove. Fireplace with log burner and raised tiled hearth with marble surround. Storage cupboard with shelving and smart meters with lighting open to







### **Kitchen 2.14m (6ft 11in) x 1.96m (6ft 4in)**

Vinyl flooring, range of base and eye level units with worktop over, one and a half ceramic sink and drainer, built-in oven and gas hobs, space for undercounter fridge, partially tiled walls, double glazed window to the side, ceiling light fitting and open to the

### **Utility Section**

Continued vinyl flooring, pendant light fitting, worktop with space for washing machine below and water point, door to the built-in corner shelving unit, double glazed door giving access to the garden and door to the

### **Bathroom**

With tiled floor, panelled bath with wooden panel surround, vanity wash hand basin and close coupled WC with cupboard surround, obscured double glazed window to the side. Ceiling light fitting, radiator, electric fan heater, built-in shelving unit.

First Floor

### **Landing**

Floorboards, doors to bedrooms 1 and 2, ceiling light fitting.

### **Bedroom 1 3.59m (11ft 7in) x 3.51m (11ft 4in)**

Carpet, double glazed window to the rear with views to the hills, radiator, pendant light fitting and door to

### **En-Suite**

Vinyl flooring, vanity wash hand basin, close coupled WC with cupboard surround, double glazed window to the rear, radiator, partially tiled walls and tiled shower cubicle with mains shower connected. Airing cupboard which houses the Worcester Bosch boiler and provides additional storage, ceiling light fitting.

### **Bedroom 2 4.21m (13ft 7in) x 3.59m (11ft 7in) (max point into alcove)**

Carpet, double glazed window to the front, pendant light fitting, radiator, two built-in shelving units, loft access point giving access to the attic room with built-in loft ladder.

### **Attic Room**

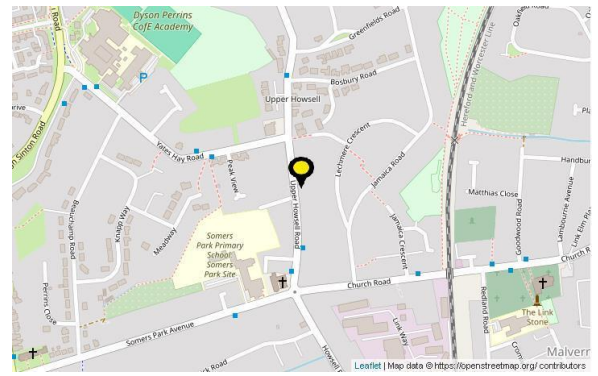
Converted by the current owners providing versatile space and can be used as a home office/studio. Two Velux skylights providing plenty of natural light with lovely dual aspect views over the Severn Valley and towards the Malvern Hills. Vinyl flooring, ceiling light fitting, electric radiator, ideal storage recess into eaves. Perfect for a home office.

### **Outside**

Rear garden which is accessed via a door from the utility and secure side gate from the front of the property. The garden enjoys a landscaped patio area looking over the beautifully maintained and mature west facing garden, a perfect spot for alfresco dining and a enjoys planted flower bed, log store and water butt. There is a lovely lawned section which has a mature aspect and provides plenty of colour throughout the year with planted shrubs and flower borders throughout, benefitting from the likes of apple, pear and plum trees. Fish pond with pump and waterfall. To the rear of the garden there is a fruit growing patch currently blooming blackberries, strawberries, grapes and raspberries. There is a shed ideal for storage (11'11 x 5'11). External sockets and lighting.

## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile at the traffic light at Link Top continue straight on and bearing right downhill with the common on your right hand side. Proceed through the next set of lights and past the railway and fire stations on you left. Immediately after these and at the bottom of the common turn left into Howsell Road and over the railway bridge. Follow this route for a short distance to a mini island and continue straight over onto Upper Howsell Road where the passageway can be found on the left hand side.



## 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 "B"

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 (57).



### 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.



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

