

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A DECEPTIVELY SPACIOUS DETACHED BUNGALOW SITUATED ON A LARGE AND GENEROUS PLOT ENJOYING A WONDERFUL GARDEN, AMPLE OFF ROAD PARKING, FLEXIBLE AND VERSATILE ACCOMMODATION THROUGHOUT POSITIONED IN A QUIET CUL-DE-SAC LOCATION IN THE HIGHLY DESIRABLE VILLAGE OF RUSHWICK. ENERGY RATING "D"

Whitehall Close - Guide Price £475,000

1 Whitehall Close, Rushwick, Worcester, WR2 5TJ

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1 Whitehall Close

Location & Description

Rushwick is a popular village to the west of the centre of the City of Worcester and being conveniently placed to give easy access to Junction 7 of the M5 motorway with links to The Midlands, South West and South Wales and is located off the A4440 that offers easy access to Malvern and Hereford. It is close to the the area of St Johns which offers supermarkets such as Sainsbury's and Aldi and a number of independent shops including a butcher and a bakery. There are takeaways, restaurants and public houses and Doctor and Dental surgeries. It is also very conveniently placed next to the Worcester Golf and county Club.

Educational facilities are well catered for including a range of highly regarded primary and secondary schools including Rushwick Primary.

Property Description

A well presented detached bungalow offering flexible and versatile accommodation, three/four bedrooms and the possibility of annexe accommodation with two sitting rooms and two kitchens occupying a much sought after village location. One of the key selling points of this property and one that will attract many buyers is the generous plot that the property sits in, beautiful gardens each side of the property with a south facing aspect. The bungalow enjoys a quiet position in this small cul-de-sac and is set back from the road behind a block paved driveway with gravel borders and planted foregarden providing easy maintenance to access to either side of the bungalow to the garden.

The accommodation in more detail comprises

Hallway

Doors to all rooms, three pendant light fittings, double glazed patio doors onto the garden, radiator, laminate flooring, cupboard.

Kitchen/Breakfast Room 4.70m (15ft 2in) x 2.76m (8ft 11in)

Tiled floor, loft access point, ceiling light fitting, doors to the garden, radiator, double glazed window to the front with additional glazing, range of base and eye level units with worktop over, one and a half sink and drainer, space for cooker, extractor fan over. Boiler, partially tiled walls, space for undercounter fridge, separate breakfast bar, seating with cupboards below and worktop over, light fitting. Door to

Inner Hallway

Laminate flooring, store cupboard, thermostat, double glazed window to the side, two electric radiators, door to bedroom and secondary sitting room, two pendant light fittings.

Secondary Sitting Room/Snug 4.70m (15ft 2in) x 3.82m (12ft 4in)

Laminate flooring, double glazed window to the side and double glazed patio doors with a view and opening on to the garden. Wood burning stove on tiled hearth, pendant light fitting, two radiators (one electric).





Bedroom 1

Laminate flooring, two radiators (one electric), double glazed window to the side with additional glazing. Pendant light fitting and door to en-suite. Tiled floor, close coupled WC, pedestal wash hand basin, chrome heated towel rail, tiled shower cubicle with electric Triton shower, ceiling light fitting, extractor fan, obscured double glazed window to the side.

Secondary Kitchen/Utility 3.64m (11ft 9in) x 2.56m (8ft 3in)

Tiled floor, radiator, partially tiled walls, range of base and eye level units with worktop over, space for white goods, plumbing for washing machine, stainless steel sink and drainer. Ceiling light fitting, double glazed window with additional glazing and door to the side. Facility to reconnect a cooker to an existing gas pipe or electric point.

Sitting Room 6.87m (22ft 2in) x 3.82m (12ft 4in)

Radiator, two double glazed windows to the front with additional glazing, two radiators, two pendant light fittings, wood burning stove with a tiled hearth and laminate flooring.

Bedroom 2 3.69m (11ft 11in) x 3.02m (9ft 9in) (max point)

Laminate flooring, double glazed window to the rear, radiator, pendant light fitting, built-in wardrobe.

Bedroom 3/Dining Room 2.82m (9ft 1in) x 2.82m (9ft 1in) (max point)

Laminate flooring, radiator, storage cupboard, pendant light fitting, double glazed window with additional glazing.

Bedroom 4 3.04m (9ft 10in) x 2.06m (6ft 8in)

Laminate flooring, radiator, double glazed window to the side with additional glazing, pendant light fitting.



Bathroom

Tiled floor and partially tiled walls. Close coupled WC and vanity wash hand basin with cupboard below. Airing cupboard, chrome heated towel rail, panelled bath with shower connected, obscured glazed window to the side, ceiling light fitting, loft access point and shaving point.

Outside

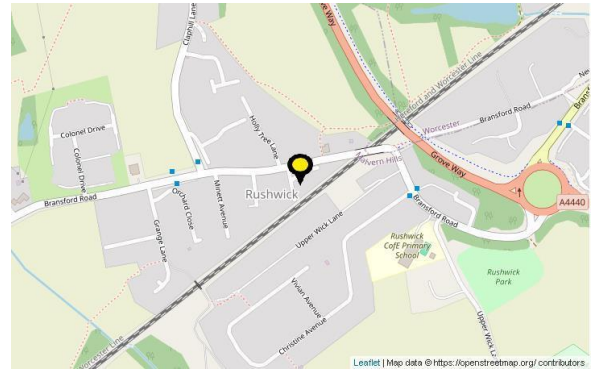
1 Whitehall Close benefits from a beautifully presented and maintained garden to three sides. The garden is substantial, mature and well planned having sections throughout with planted mature borders including an array of fruit trees such as apple, cherry and plum and a number of seating areas to enjoy the south facing aspect and bark borders throughout with stepping stones leading through the garden which enjoys colour throughout the year with three SHEDS, a GREENHOUSE, including a growing section to the rear, all whilst maintaining a high degree of privacy.

Agents Note

There is a covenant stating you are not allowed to build within fifteen feet of the railway boundary.



From the centre of the the city of Worcester proceed west over the river into New Road with the cricket ground on your left. Continue straight on at the first island and turn left at a set of traffic lights onto the B4485. Take the next right at the traffic lights onto the Bransford Road continuing to the roundabout, straight over to Upper Wick Lane where it turns into Bransford Road. Take the first left onto Whitehall Close and the property can be found in the corner of the cul-de-sac.



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.

We are advised (subject to legal confirmation) that the property is freehold.

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.

By appointment to be made
through the Agent's Malvern
Office, Tel: 01684 892809

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.

The EPC rating for this property is D (65).



TOTAL FLOOR AREA: 1489 sq. ft. (138.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of floors, 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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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 the 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.