

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SIGNIFICANT DETACHED HOUSE ORIGINALLY DATING BACK TO THE 1920'S IN NEED OF SOME REFURBISHMENT AND OFFERING EXTREMELY GENEROUS FAMILY ACCOMMODATION INCLUDING A SPACIOUS RECEPTION HALL, DINING ROOM, SITTING ROOM, LOUNGE, SHOWER/CLOAKROOM, FOUR BEDROOMS, BATHROOM, GAS FIRED CENTRAL HEATING, A LOVELY MATURE GARDEN, PRIVATE OFF ROAD PARKING AND GARAGE/WORKSHOP. NO CHAIN. EPC "E"

Cranage - Guide Price £625,000

91 Guarlford Road, Malvern, Worcestershire WR14 3QU

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Cranage

Location & Description

The property enjoys an excellent location approached across common land about a quarter of a mile from the well served and popular neighbourhood of Barnards Green where there is a comprehensive range of amenities including a supermarket, shops, takeaways and pubs. The larger and historic and cultural town of Great Malvern is less than a mile distant. Here there is an even wider selection of shops, banks, a Waitrose supermarket and the renowned theatre and cinema complex.

Educational facilities are second to none. The property falls within the catchment area of the highly regarded Chase Secondary School which is only about half a mile away. For those seeking the private sector both Malvern College and Malvern St James schools are less than a mile away.

Transport communications are good. There are regular bus services running in the area. Great Malvern Railway Station is less than half a mile away. Junction 1 of the M50 at Upton upon Severn and Junction 7 of the M5 at Worcester are both within easy striking distance.

Property Description

91 Guarlford Road enjoys a lovely approach across common land. This leads, via a shared gated entrance, into the much larger than average mature colourful garden which provides a very private setting.

Originally built in the 1920's the property, though well maintained, does now present a great opportunity for buyers to embark on a project of updating and refurbishment.

The generous accommodation (1,600 sq. ft.) is arranged on two floors and is approached via a good sized open plan reception hall which leads to a dining room, sitting room, lounge, kitchen and a shower/cloakroom on the ground floor. At first floor level an open plan landing leads to four good sized bedrooms and to a bathroom with WC. The house has gas fired central heating, although it is likely that the boiler will need replacing.

Within the curtilage there is a large timber workshop/garage as well as a number of smaller storage sheds, a greenhouse and additional private parking.

Ground Floor

Reception Hall 4.85m (15ft 8in) x 2.48m (8ft) (maximum)

A lovely entrance to the house with two radiators, central heating thermostat and glazed front door with windows each side. Stairs leading to first floor.

Dining Room 4.49m (14ft 6in) x 4.34m (14ft) max into south facing bay window

Three radiators, built-in cupboard, fireplace with brick and timber surround, ornate timber mantel and tiled hearth.

Sitting Room 4.34m (14ft) maximum (minimum 12'8)) x 3.46m (11ft 2in)

Radiator, window to rear aspect and part glazed door leading into rear garden.

Lobby

Leading to kitchen (described later) and to

Shower/Cloakroom 2.17m (7ft) x 1.55m (5ft)

Half tiled and having corner shower cubicle, close coupled WC, pedestal wash basin with mirror and fluorescent shaving light above. Radiator, towel rail and window to rear aspect.





Kitchen 4.70m (15ft 2in) x 2.53m (8ft 2in)

Half tiled and having a range of floor and eye level cupboards, integrated single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine. Radiator, window to rear aspect, part glazed door leading to rear garden, walk-in pantry cupboard with shelving and window.

Lounge 4.54m (14ft 8in) x 4.73m (15ft 3in) (max into south facing bay window)

Fireplace with timber surround and mantel, brick inset and hearth, fitted wall lights, three radiators.

First Floor

Open Plan Landing

With windows to both front and rear aspects, radiator and built-in storage cupboard.



Bedroom 4.73m (15ft 3in) x 4.54m (14ft 8in) (max into south facing bay window)

Three radiators, window to side aspect.

Bedroom 3.66m (11ft 10in) (minimum excluding door recess) x 2.56m (8ft 3in)

Radiator, window to rear aspect, built-in airing cupboard with lagged cylinder, slatted shelving and immersion heater.

Bathroom 2.37m (7ft 8in) x 1.55m (5ft)

Half tiled and having panelled bath, close coupled WC, pedestal wash basin with mirror and fluorescent shaving light above. Radiator, towel rail, access to roof space.

Bedroom 3.51m (11ft 4in) x 3.10m (10ft)

Radiator and window to rear aspect.

Bedroom 5.58m (18ft) x 4.73m (15ft 3in) (max into south facing bay window)

Three radiators, two built-in wardrobes/cupboards.



Outside

The house is approached across a shared (with the neighbouring property number 93) driveway which passes through a gated entrance to the rear of both numbers 91 and 93 Guarlford Road. After passing the two houses the driveway then splits to serve each property individually. In the case of number 91 it provides additional parking for several vehicles and leads to a large WORKSHOP/GARAGE (19'9 x 12'8) of timber construction with double entrance doors, windows and power.

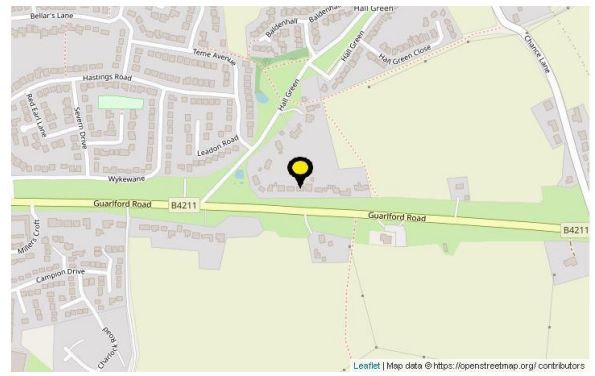
The front garden is mainly laid to lawn with a gravelled pathway leading to the front door and a mixture of mature and colourful roses, shrubs, borders, several small trees and boundary hedging to add privacy. The side elevation of the house supports a mature rambling rose and a well established vine.

The very large rear garden provides a lovely sunny private setting. It consists of a large paved seating area, lawns, mature shrubs of every description, well established and interesting trees (including a fine magnolia), herbaceous borders, a former kitchen garden and a small orchard with several mature apple trees. At strategic points throughout the garden are a number of small outbuildings including a GREENHOUSE and two stores both of timber construction. At the far end of the orchard is an open bay store. From strategic points in the garden there are views towards the Malvern Hills in the west.



Directions

From the centre of Great Malvern proceed down Church Street into Barnards Green Road passing Malvern St James School and Sports Centre which are on each side of the road. After a short distance you will come to a large island in Barnards Green. Take the third exit continuing along Barnards Green Road leaving the commercial centre. After a few hundred yards you will pass the Bluebell Inn on your right hand side. Continue out of the 30 mph limit and into the 40 mph zone with common land on both sides of the road. After a short distance you will notice a left hand fork into Hall Green. Ignore this turn and continue out of the 40 mph restriction. Look out for the fourth driveway on the left which serves both numbers 91 and 93 Guarford Road. Viewers are advised to park on the cut grass on the common rather than passing along the driveway or through the gates.



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 "F"

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 E (47)



For information and illustrative purposes only. Not to scale. All dimensions, positions of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Total area measurements do not include garages and other outbuildings (unless specified). Copyright: Envent Ltd. Plan produced using PlanUp.

91 Guarford Road, Malvern

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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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