

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MODERN FOUR BEDROOMED DETACHED FAMILY HOME TUCKED AWAY IN A HIGHLY CONVENIENT RESIDENTIAL AREA CLOSE TO THE AMENITIES OF BARNARDS GREEN. OPEN PLAN KITCHEN DINER, MASTER BEDROOM WITH EN-SUITE, AMPLE OFF ROAD PARKING, DETACHED GARAGE AND A VIEW TO THE MALVERN HILLS. ENERGY RATING "C"

Court Road - Guide Price £495,000

143A Court Road, Malvern, Worcestershire, WR14 3EF

4 1 2



143A Court Road

Location & Description

Located close to the bustling and well served centre of Barnards Green where there is an excellent range of amenities including Co-Op supermarket, a range of independent shops, takeaways and bus services. Also within walking distance is Great Malvern railway station and the property falls within the catchment area of the highly regarded Chase secondary school and Malvern Parish Primary School.

Great Malvern is approximately a mile away where there is a comprehensive choice of shops, restaurants, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium as well as the sport facilities at Malvern College.

Educational facilities offer both primary and secondary schooling within the area as well as private schools to include the famous Malvern College and Malvern St James. Transport communications are excellent with two mainline railway stations in Malvern with connections to Worcester, Birmingham, London (Paddington), Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant.

Property Description

143a Court Road is a unique and modern family home which was built in 2008 to a high standard with recent upgrades to the kitchen. The property is tucked away off Court Road and enjoys a quiet setting and has a view to the Malvern Hills from the front. Enclosed rear garden accessed from either side of the house. Ample off road parking for multiple vehicles. Approached over a shared drive that leads to a private driveway that gives access to a detached garage and to a composite door that is set under a storm porch which in turn opens to

Entrance Hall

Tiled floor, radiator, double glazed window to front. Stairs to first floor, ceiling light fitting. Door to cloakroom and open to

Kitchen Diner 9.17m (29ft 7in) x 3.35m (10ft 10in)

A sociable space, ideal for family living:

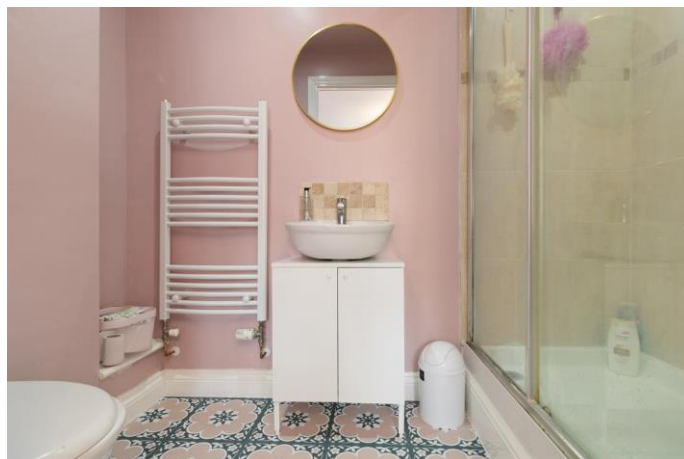
Tiled floor, dual aspect double glazed windows to both sides and front, double glazed French doors giving access to the garden. Vertical radiator, further radiator, spotlights and ceiling light fitting, understairs storage cupboard. Range of base an eye level units, built in WASHING MACHINE, TUMBLE DRYER, DISHWASHER, seven ring Echo HOB with DOUBLE OVEN, GRILL and storage. Quartz worktops, plentiful cupboard storage, space for American style fridge freezer. Separate island with cupboards below and sunken Belfast sink. Breakfast bar seating area. Door from dining area opens to

Sitting Room 4.11m (13ft 3in) x 3.54m (11ft 5in)

Carpet, double glazed French doors to the garden. Partially panelled walls, radiator and two ceiling light fittings.

Cloakroom

Close coupled WC, partially tiled walls, tiled floor, radiator, pedestal wash hand basin, obscure double glazed window to front and ceiling light fitting.





Firsts Floor

Landing

Two double glazed windows to front with view to the hills. Two pendant light fittings and access to loft space. Door to

Bedroom 1 3.64m (11ft 9in) x 3.38m (10ft 11in)

Carpet, radiator, double glazed window with view to the hills from front aspect, ceiling light fitting and door to

En-Suite

Vinyl flooring, pedestal wash hand basin, close coupled WC, towel radiator, tiled shower cubicle with mains shower connected, extractor fan and spotlights.

Bedroom 2 3.56m (11ft 6in) x 2.66m (8ft 7in)

Carpet, double glazed window to rear, radiator, pendant light fitting.

Bedroom 3 3.54m (11ft 5in) x 2.32m (7ft 6in)

Carpet, double glazed window to rear, radiator and ceiling light fitting.

Bedroom 4 2.45m (7ft 11in) x 2.58m (8ft 4in)

Carpet, double glazed window to rear, partially panelled walls, radiator and pendant light fitting.

Bathroom

Tiled floor, vanity wash hand basin, close coupled WC, partially tiled walls, vertical radiator, obscure double glazed window to side. Spotlights and extractor fan. Walk-in shower cubicle with waterfall shower head.

Outside

The rear garden can be accessed from both sides of the house or through the double glazed French doors from the kitchen diner or sitting room. The garden is laid to lawn with a patio area which gives access to both secure gates and there are, tucked away, two decked areas to either side of the lawn. External lighting.

Detached Garage

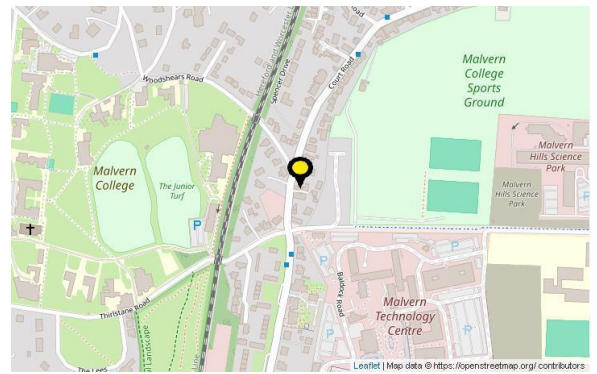
Up and over door to front, light and power.

Agents Note

The property has a right of access over the shared driveway leading from Court Road.

Directions

From the centre of Great Malvern proceed down Church Street through the traffic lights continuing on downhill into Barnards Green Road. Follow this route to the traffic island in the centre of Barnards Green taking the fourth exit (to the right) into Court Road. Continue for 0.5 miles where the shared road can be found on the left hand side of the road Turn left here and the property will be directly in front of you.



Services

We have been advised that mains services are connected to the property. These services run underneath the shared driveway and further information can be given by the agents. 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 "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

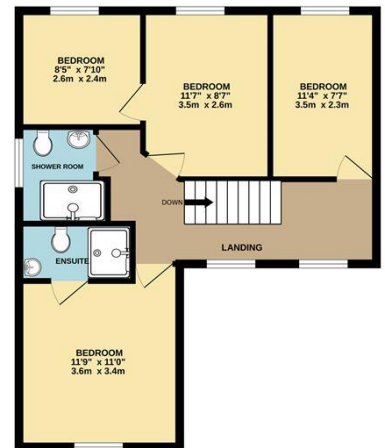
EPC

The EPC rating for this property is C (78).

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, 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 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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