

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL MAINTAINED AND PRESENTED THREE BEDROOMED END TERRACE HOUSE. SITUATED IN A CUL-DE-SAC LOCATION IN THE HIGHLY REGARDED AND POPULAR VILLAGE OF COLWALL. ENERGY RATING "TBC"

Stone Drive - Guide Price £355,000

19 Stone Drive, Colwall, Herefordshire, WR13 6QJ

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19 Stone Drive

Location & Description

The property is situated in a quiet and desirable location in the highly desirable village of Colwall that is nestled on the westerly slopes of the Malvern Hills. The village offers a range of amenities including a shop, a butchers shop, cafe's, a Post Office, a Doctors Surgery and a Pharmacy, public houses, a hotel and mainline railway station with links to Worcester, Birmingham, London Paddington, Hereford and South Wales.

There are highly regarded primary schools in both the state and private sectors.

The wider facilities of Great Malvern and Ledbury are close at hand, along with the cities of Hereford and Worcester within easy commuting distance. Junction 3 of the M50 south of Ledbury is only about seven miles distant.

Property Description

19 Stone Drive is an excellently positioned, end of terrace house initially approached down a private driveway shared with the neighbouring properties with number 19 being situated at the end and owning a driveway from the boundary of the property round to the left where there are only two other properties with vehicular and pedestrian access to their rear garages but they are not allowed to park or block the drive in any way.

The private driveway for number 19 leads down to the integral garage and allows parking for a vehicle. The property is initially set back behind a lawned foregarden with planted shrub beds and a paved pedestrian path leads from the driveway to the front door with seating area to front.

Double glazed patio doors open through to well maintained and presented accommodation which benefits from gas central heating and double glazing.

The accommodation in more details comprises:

Entrance Porch

Accessed via double glazed patio doors with further double glazed window to side and ceiling light point. An obscured double glazed leadlight UPVC door gives access to

Entrance Hall

Having a returning staircase to first floor with useful understairs storage cupboards. Ceiling light point, radiator. Wall mounted thermostat control point and glazed doors give access to the dining kitchen and sitting room (described later) with a further door opening to

Cloakroom

Refitted within the last eight years and comprising a modern white close coupled WC, vanity wash hand basin with mixer tap and cupboard under. Tiled splashbacks, obscured double glazed window to front. Ceiling light point and radiator. Tiled floor.

Sitting Room 4.18m (13ft 6in) x 2.99m (9ft 8in)

A lovely room the focal point of which is an electric fire set into a feature fire surround and hearth. Ceiling light point, coving to ceiling, wall light points and radiator. Recently installed double glazed bi-fold doors open through to





Conservatory 2.76m (8ft 11in) x 2.82m (9ft 1in)

Fitted with a bank of double glazed windows incorporating a pedestrian door that overlooks and gives access to the garden. Wood effect laminate flooring. A pleasant area to sit and enjoy the outlook over the lovely garden.

Kitchen Diner 5.42m (17ft 6in) x 2.61m (8ft 5in)

The initial area being given over to the dining space with double glazed window to side and inset LED downlighters. Radiator. This area flows through to the kitchen that was refitted approximately two years ago and offers a range of drawer and cupboard base units, granite effect worktops and splashbacks with matching wall units. There is a range of integrated appliances to include an electric HOB with splashback and extractor over, eye level DOUBLE OVEN one of which incorporates a MICROWAVE. Full height FRIDGE FREEZER and slimline DISHWASHER. Set under the double glazed that overlooks the rear garden is a stainless sink unit with mixer tap and drainer. Inset LED downlighters.

First Floor

Landing

Ceiling light point. Generous airing cupboard housing a hot water cylinder with shelving over. Doors to

Bedroom 1 3.30m (10ft 8in) min to wardrobe x 3.02m (9ft 9in)

Double glazed window. Range of fitted bedroom furniture including wardrobes to one wall with hanging and shelf space and matching bedside tables. Ceiling light point, radiator. Door to

En-Suite

Recently refitted with a white low level WC and vanity wash hand basin with mixer tap and cupboard under. Walk-in shower enclosure with electric shower over and useful shelf recesses. Light with shaver point over sink. Splashbacks in complimentary ceramics and a chrome wall mounted heated towel rail. Inset LED downlighters and extractor fan.

Bedroom 2 2.61m (8ft 5in) x 4.18m (13ft 6in)

A further double bedroom with double glazed window to rear, ceiling light point and radiator.

Bedroom 3 3.20m (10ft 4in) x 3.02m (9ft 9in)

A generous double bedroom with double glazed window, ceiling light point and radiator.

Family Bathroom

Refitted with a modern white suite of close coupled WC, vanity wash hand basin with mixer tap and cupboards under and to side incorporating worktop. Panelled bath with mixer taps. Tiled splashbacks, obscure double glazed window to front, ceiling light point and wall mounted chrome heated towel rail.

Outside

Extending away from the property is a paved patio seating area leading to a lawn with planted shrub beds. To the left of the patio is an easy to maintain stone chipped area with planted beds and wooden SHED. The garden is enclosed by a fenced and walled perimeter with gated pedestrian access to front.

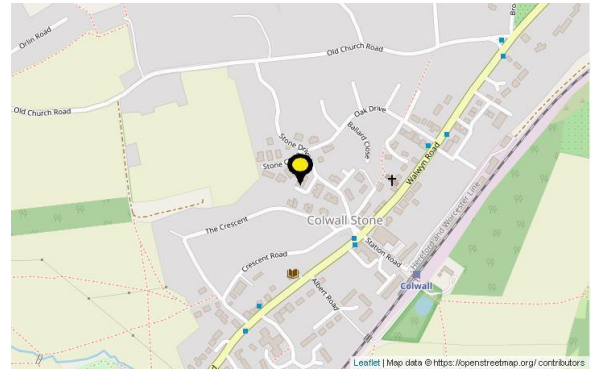
Garage 5.30m (17ft 1in) max x 3.04m (9ft 10in) max

With electrically operated door, light, power, space and connection point for washing machine and further kitchen white goods.

As previously denoted the property owns the driveway that wraps around the house, although two of the neighbouring properties to the left have vehicular and pedestrian access to their garages but are not allowed to park on the driveway.

Directions

From the agents Colwall office proceed down Walwyn Road for a short distance and turn right into Stone Drive. The property is located in a small cul-de-sac on the left and will then be found on the right hand side as indicated by the agents For Sale board.



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

Or Colwall office 01684 540300

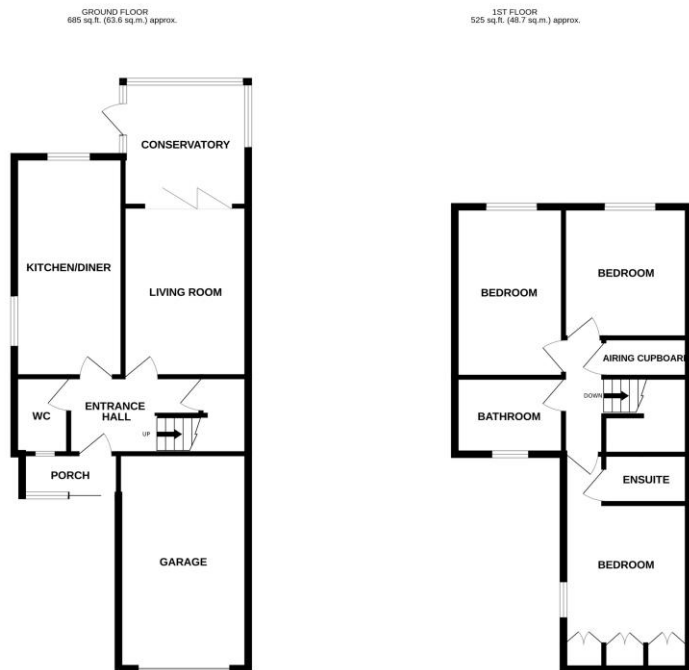
Council Tax

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.

EPC

The EPC rating for this property is (TBC).



19 STONE ROAD
TOTAL FLOOR AREA: 1210 sq.ft. (112.4 sq.m.) approx.
*Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, 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 services, systems and appliances shown have not been tested and no guarantee is given as to their condition 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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