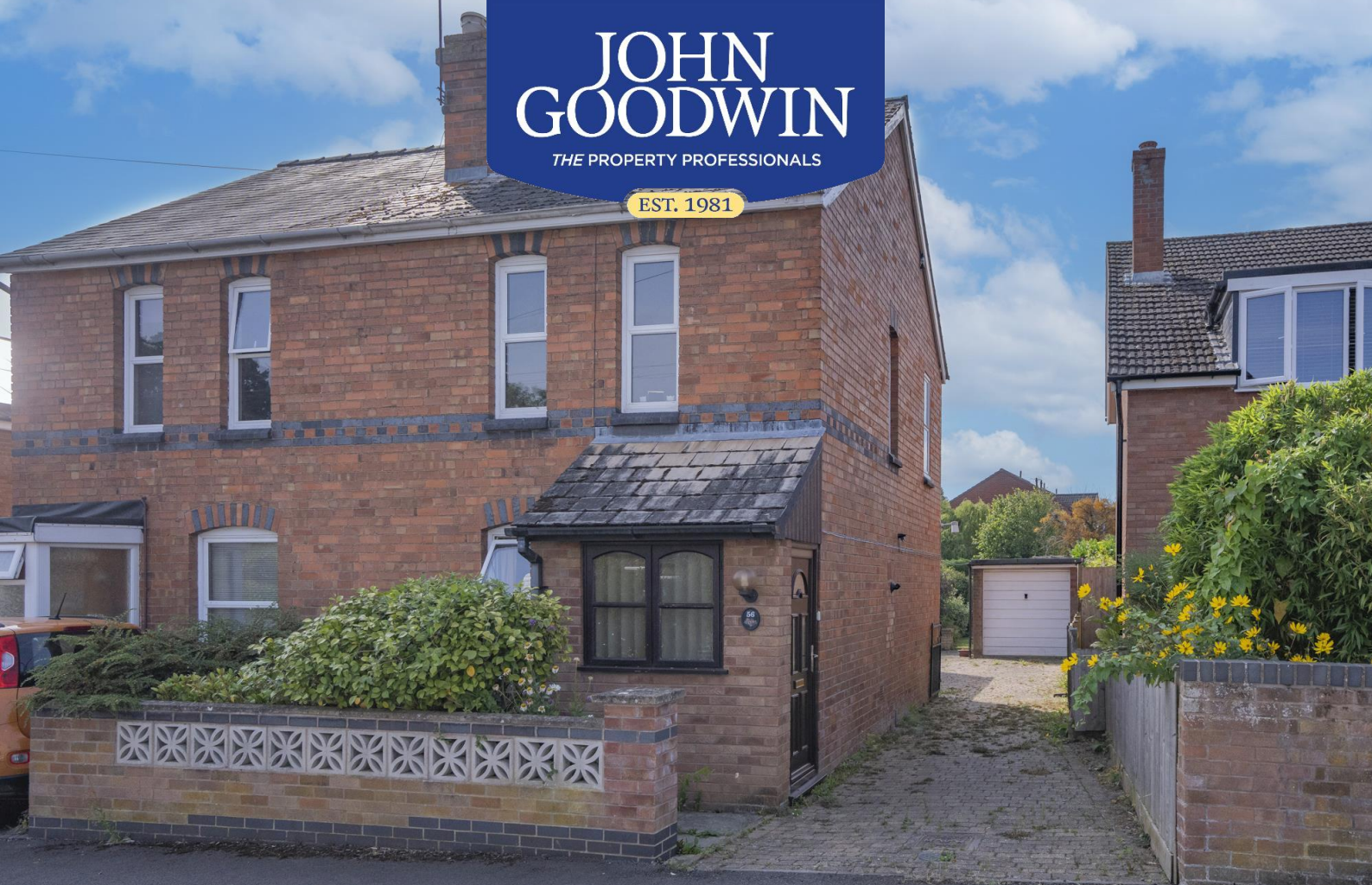


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A PERIOD VICTORIAN TWO BEDROOM SEMI-DETACHED HOUSE OFFERING A GENEROUS GARDEN AND IN NEED OF SOME COSMETIC REFURBISHMENT BUT BENEFITTING FROM DOUBLE GLAZING, GAS CENTRAL HEATING, DRIVEWAY AND GARAGE. POTENTIAL (SUBJECT TO RELEVANT PERMISSIONS BEING SOUGHT) FOR FURTHER DEVELOPMENT AND EXTENDING OF THE PROPERTY. NO ONWARD CHAIN. EPC RATING "E"

Wedderburn Road – Guide Price £250,000

56 Wedderburn Road, Malvern, Worcestershire, WR14 2DQ



56 Wedderburn Road

Location & Description

The property enjoys a convenient position less than half a mile from the busy, well served centre of Barnards Green where there is a comprehensive range of facilities including shops, a Co-op supermarket, Post Office and takeaways. The wider amenities of Great Malvern are only just over a mile distant. Here there are further shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Transport communications are excellent. There is a mainline railway station between Barnards Green and Great Malvern and Junction 7 of the M5 motorway at Worcester is just eight miles away. The property is also well placed for access to a wide choice of schools in both the state and primary systems and at primary and secondary levels including the nearby Chase High School, Malvern College and Malvern St James Girls School.

Property Description

56 Wedderburn Road is a well situated two bedroomed period Victorian semi-detached house situated in this highly convenient location.

The property is set back from the road behind a small paved foregarden with planted beds. Set between brick pillars the block paved driveway leads down the side of the property through double wrought iron vehicle gates opening to a driveway with parking and access to garage. There is potential (subject to relevant permissions being sought) for further development and extending of the property.

An obscure double glazed door gives access to the living accommodation which benefits from gas central heating, double glazing and comprises in more detail of

Entrance Porch

Obscure double glazed windows, wall light point and feature archway opening through to

Entrance Hall

Radiator, stairs rising to first floor, ceiling light point and door opening through to

Living Room

This is an open space divided into two main areas, the first of which is

Dining Room 3.54m (11ft 5in) x 4.21m (13ft 7in)

Positioned to the front of the property and enjoying a double glazed window. Having a living flame coal effect fire set into a wooden surround with marble back and hearth. Ceiling light point, coving to ceiling, radiator, decorative dado rail and wood effect laminate flooring flows through it and through into

Sitting Room 3.69m (11ft 11in) x 3.23m (10ft 5in)

Double glazed french doors open to the driveway. Ceiling light point, coving to ceiling, decorative dado rail. Useful understairs storage cupboard. Living flame effect gas fire set into a wooden fire surround with marble effect back and hearth. Door gives access through to





Kitchen 3.69m (11ft 11in) x 2.37m (7ft 8in)

Fitted with a range of drawer and cupboard base units with worktop over and matching wall units. Set beneath the double glazed window is a stainless steel sink unit with drainer and mixer tap. Integrated FRIDGE and DISHWASHER and space and connection point for electric cooker. Undercounter space and plumbing for washing machine. Tiled splashbacks, ceiling light point, coving to ceiling. Double glazed UPVC pedestrian door to side, radiator, tiled floor and door opening through to

Downstairs Shower Room

Fitted with a white low level WC and vanity wash hand basin with mixer tap and cupboard under, corner shower enclosure with Aquaboard, splashbacks and Mira sport electric shower over. Tiled splashbacks, obscured double glazed window to rear, ceiling light point, coving to ceiling. Chrome wall mounted heated towel rail.

First Floor Landing

Glazed window to side, loft access point, ceiling light point, coving to ceiling and doors opening through to

Bedroom 1 3.72m (12ft) x 3.23m (10ft 5in)

Positioned to the front of the property with two double glazed windows. Fitted bedroom furniture incorporating wardrobes to either side of the bed with matching shelves. Ceiling light point, radiator. Useful over stairs storage cupboard.

Bedroom 2 3.56m (11ft 6in) x 2.53m (8ft 2in)

Double glazed window to rear, ceiling light point, coving to ceiling, radiator.

Bathroom

Fitted with a low level WC and vanity wash hand basin with mixer tap and cupboard under, corner bath. Obscured double glazed window to side, ceiling light point, coving to ceiling. Wall mounted heated towel rail. Tiled splashbacks.

Outside

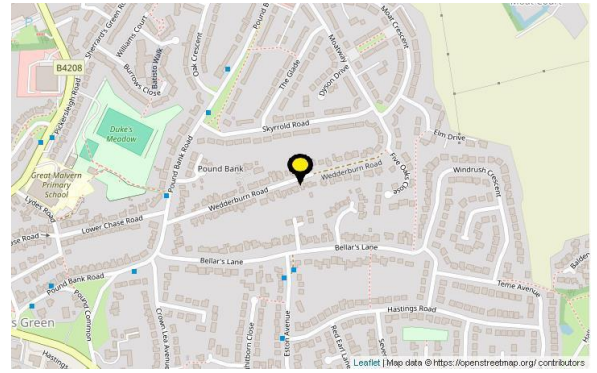
Directly to the rear of the property a paved patio area extends to the rear garden which is mainly laid to lawn and generous in proportions, benefitting from a wooden SHED. The garden is enclosed by a fenced and hedged perimeter and there are shaped beds planted with a wide variety of plants, shrubs and specimen trees. There is also an ornamental pond with water feature. A very pleasant environment and does offer glimpses up to the Malvern Hills. The outside space further benefits from sensored light points and a water tap. It is a lovely garden with a south facing aspect.

Garage 4.78m (15ft 5in) x 2.40m (7ft 9in)

Up and over door to front, pedestrian door to garden, glazed window, light and power.

Directions

From the centre of Great Malvern proceed down Church Street which after a while bears right and becomes Barnards Green Road. Continue past Malvern St James Girls School and Sports Centre to a major island in the centre of Barnards Green itself. Take the third exit to the left continuing along Barnards Green Road through the commercial centre before turning left into Pound Bank Road. Follow this route downhill for a short distance where the road will bear sharply to the left. A short distance later is a right turn into Wedderburn Road. Number 56 is on the right hand side after approximately 300 yards.



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

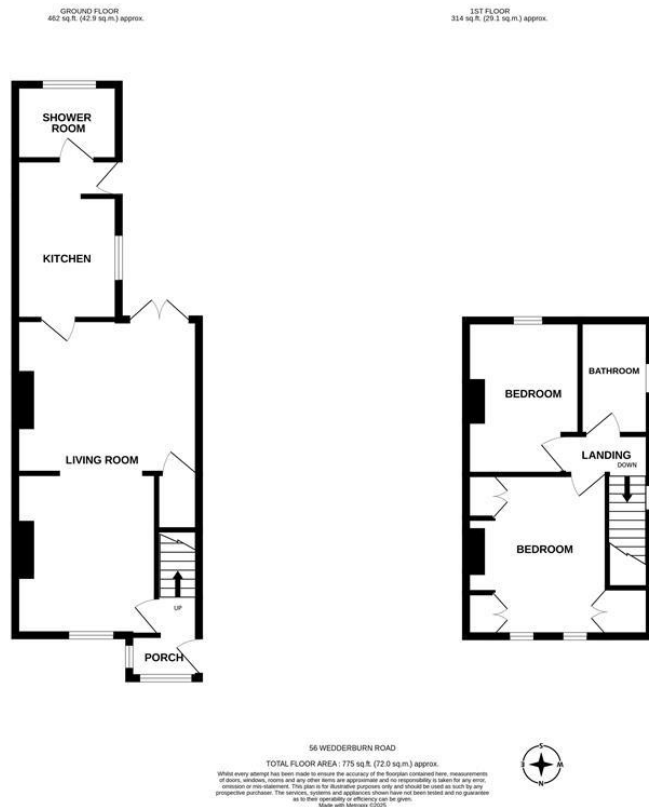
Council Tax

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 E (49).



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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