

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A WONDERFULLY SITUATED SEMI-DETACHED DORMER STYLE BUNGALOW IN NEED OF REFURBISHMENT SITUATED WITHIN THIS HIGHLY REGARDED DEVELOPMENT AND OFFERING FLEXIBLE ACCOMMODATION BENEFITTING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING AND HAVING A GENEROUS REAR GARDEN. EPC RATING D. NO CHAIN.

Meadow Road - Guide Price £325,000

49 Meadow Road, Malvern, Worcestershire, WR14 2RZ

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49 Meadow Road

Location & Description

49 Meadow Road enjoys a convenient position close to the bustling shopping precinct of Malvern Link that offers a range of independent shops, Co-op supermarket, eateries, takeaways, public houses and community facilities. Further and more extensive amenities are available in the cultural spa town of Great Malvern and on the retail park in Townsend Way.

The property is particularly well placed for access to an excellent transportation network including a regular bus service connecting the neighbouring areas and a mainline railway station at Malvern Link offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is positioned just outside Worcester bringing The Midlands, South West and South Wales into an easy commute. Educational facilities are well catered for at primary and secondary levels in both the state and private systems.

Property Description

49 Meadow Road is a wonderfully situated semi-detached dormer style bungalow in need of some refurbishment and updating offering flexible and versatile accommodation set over two floors benefitting from gas central heating and double glazing. The property is initially set back from the road behind a two tiered foregarden with beds planted with a variety of shrubs and plants and beautiful roses. To the right hand side a driveway drops and allows parking for vehicle and gives access to the single garage. Steps lead down to the double glazed UPVC front door opening to the living accommodation which is set over two floors and has potential for further development.

The living accommodation in more detail comprises:

Entrance Porch

Having double glazed windows and accessed via a double glazed pedestrian door. Wall light point, obscure glazed wooden door with matching side panel opens through to

Entrance Hall

Stairs rise to first floor, useful understairs storage cupboard, radiator, ceiling light point, door to kitchen, sitting room, bedroom 3/reception room 2 (described later) and door opening through to

Ground Floor Shower Room

Fitted with a white low level WC and vanity wash hand basin with mixer tap and cupboard under, walk-in shower enclosure with thermostatic controlled shower over. Two obscured double glazed windows, ceiling light point, radiator and tiled splashbacks.

Living Room 6.95m (22ft 5in) x 4.31m (13ft 11in) (maximum narrowing to 11'1)

Being a lovely dual aspect room enjoying double glazed window to front and double glazed doors opening and overlooking the lovely rear garden. Ceiling light point, radiator and serving hatch to kitchen.

Kitchen 2.48m (8ft) x 3.25m (10ft 6in)

Positioned to the rear of the property and having a double glazed window overlooking the rear garden. Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units. There is a stainless steel one and a half bowl sink with mixer tap and drainer and an integrated four ring gas Bosch HOB with double OVEN and GRILL under and extractor





over. Tiled splashbacks, ceiling light point, space for undercounter fridge and washing machine. Obscured double glazed UPVC door giving access to the pedestrian covered walkway (described later).

Reception Room 2/Bedroom 3 2.99m (9ft 8in) x 2.22m (7ft 2in)

Double glazed window to front, this is a flexible space with ceiling light point and radiator. The previous owner has used it in the past as both an office and bedroom.

First Floor Landing

Having a double glazed dormer window to rear, ceiling light point and doors open through to

Bedroom 1 4.68m (15ft 1in) x 3.02m (9ft 9in)

A good sized double bedroom with double glazed window to front and fitted wardrobes with hanging space and cupboards over. Additional bedroom fitted furniture with drawers, cupboards and dressing table. Loft access point.

Bedroom 2 3.46m (11ft 2in) (minimum to wardrobe) x 3.13m (10ft 1in)

Double glazed window to side gives good views up to the Malvern Hills being a good sized double bedroom with a range of fitted wardrobes to one wall with cupboards over and incorporating drawer sets. Behind the wardrobe is a door accessing the eaves storage which houses the gas fired boiler providing hot water and heating. Ceiling light point, radiator.

Covered Walk Way

Having pedestrian doors to front and side with outside water tap and giving access to a useful

Workshop 2.14m (6ft 11in) x 2.97m (9ft 7in)

With glazed window to rear.

Further Store 0.96m (3ft 1in) x 2.92m (9ft 5in)

A pedestrian door gives access to garage (described later).

Outside

To the rear the property benefits from a generous garden and extending away from the property is a block paved patio area giving glimpses back towards the Malvern Hills, it is a lovely area to enjoy the pleasures of this fantastic setting. Steps descend between planted beds to a stepping stone path through the initial lawn divided from the lower tier by a planted bed. The bottom tier is given over to lawn with a wooden SHED. The garden is enclosed by a fenced and hedged perimeter. It further benefits from an outside water tap.

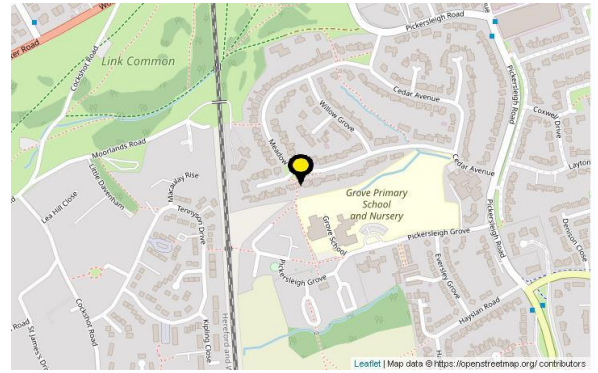
Garage 5.97m (19ft 3in) x 2.97m (9ft 7in)

Up and over door to front, glazed windows to either side and pedestrian door giving access to covered side walkway.



Directions

From the selling agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. At the first set of traffic lights at Link Top continue straight on bearing right downhill with the common on your right hand side. Just after the fire station on your left and at the bottom of the common turn right into Pickersleigh Road. Follow this route for a few hundred yards where it begins to bear sharply to the left and turn right into Cedar Avenue. Take the turn right into Meadow Road and number 49 can be found on the left as indicated by the agents For Sale board.



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

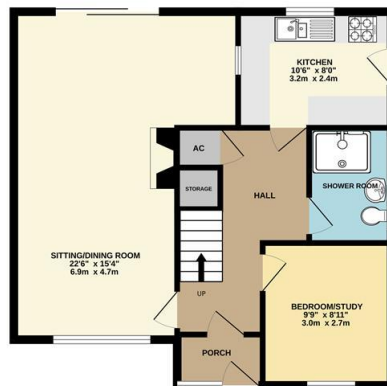
COUNCIL TAX BAND "C"

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

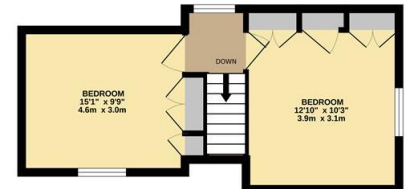
EPC

The EPC rating for this property is D (61).

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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