

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MODERN DETACHED FAMILY HOME THOUGHTFULLY RENOVATED AND EXTENDED OVER THE YEARS, SPACIOUS AND VERSATILE ACCOMMODATION AND DEMONSTRATING CONSIDERABLE IMAGINATION BY THE CURRENT OWNERS. IT OCCUPIES A DESIRABLE RESIDENTIAL POSITION CLOSE TO POOLBROOK COMMON AND THE AMENITIES OF BARNARDS GREEN. SOLAR PANELS, GARDEN STUDIO AND WORKSHOP, ENCLOSED REAR GARDEN, VIEWS TO THE MALVERN HILLS. AMPLE OFF ROAD PARKING. ENERGY RATING 'C'

Poolbrook Road - Guide Price £700,000

156 Poolbrook Road, Malvern, WR14 3JF

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156 Poolbrook Road

Location & Description

Located in a popular residential area being within an easy walking distance to local amenities of shops, bus service, inn and open common land. Barnards Green is also close by offering a good range of shops, bank and Co-Op supermarket.

The town centre of Great Malvern has a further range of shops, banks, building societies, post office, restaurants and the Waitrose supermarket. Malvern, as well as being famous for its range of hills, is also renowned for its theatre complex with concert hall and cinema together with having recreational and sporting facilities at the Splash leisure centre and Manor Park sports club.

Educational facilities are extremely well catered for with The Chase High School being within walking distance of the house. There is a range of local primary schools and schools at both primary and secondary levels in the private sector.

Transport communications are excellent with two mainline railway stations at Great Malvern and Malvern Link having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 7 miles distant and brings the Midlands and most parts of the country within easy travelling time. Poolbrook Road also offers an easy commute to the local villages of Hanley Swan, Welland and to Upton upon Severn.

Property Description

156 Poolbrook Road is a spacious detached house which has been extended and completely reconfigured and thoughtfully designed under the ownership of the current owners since 1985 to create versatile, modern open plan accommodation throughout, yet retaining some of the original features that date back to the early 1900's. It is close to Poolbrook Common and benefits from lovely views from the rear towards the Malvern Hills. It has gas central heating and has double glazing throughout and the current owners have installed solar panels to assist with the energy efficiency of the house.

The current owners have demonstrated considerable imagination and attention to detail in the reconfiguring of the property and transforming it into an impressive contemporary family home.

The accommodation offers flexible living with an open plan kitchen, dining and sun room with a separate sitting room with log burning stove, separate study, cloakroom, utility and boot room. There is a lovely landscaped garden with a Garden Studio, Shed and Workshop.

On the first floor there are four, good sized bedrooms, one with en-suite and family bathroom making the ideal family home.

There are fine VIEWS from the rear towards the Malvern Hills. The house is set back from the road behind a walled, hedge and wooden gated entrance to a block paved driveway which provides for ample off road parking. Raised planted border, EV charging point and access to a bike shed and water tap. Steps lead down to a pathway which in turn leads to a side gate that opens to a Porch with external lighting, power sockets.

The accommodation in more detail comprises:

Large Entrance Hall

The hub of the home and giving access to all ground floor rooms. Two storage cupboards (one housing fibre controls).

Open Plan Kitchen/Diner and Sun Room

A lovely open and light space, ideal for family living. Tiled floor and glass roof on the sunroom.

Kitchen Diner 8.00m (25ft 10in) x 3.69m (11ft 11in)

Range of base and eye level units with granite worktop over, built in OVEN and GRILL with extractor over. FRIDGE and MICROWAVE. Door to pantry. Sound system Bi-fold doors opening from the dining area to a side patio.





Sun Room 5.66m (18ft 3in) x 4.70m (15ft 2in)

Lovely glass roof providing plenty of natural light and bi-fold doors opening to a large patio area and overlooking the beautifully landscaped enclosed rear garden.

Utility Room

Range of base an eye level units with space for fridge freezer. Solar panel controls.

Boot Room

Range of base and eye level units with space and plumbing for washing machine, sink and drainer. Door to external covered passage.

Study 4.18m (13ft 6in) x 2.89m (9ft 4in)

Used as a home office with built in cupboards, pelmet lighting.

Cloakroom

UPVC skylight, close coupled WC, vanity wash hand basin, extractor fan.

Sitting Room 4.99m (16ft 1in) x 3.69m (11ft 11in)

Wooden flooring and bi-fold doors opening to a patio area. Raised slate fireplace and hearth, currently used as a media wall. Log burner.

First Floor

Landing

Accessed from entrance hall via a balustraded staircase. Vaulted ceiling, light tunnel and Velux window.

Access to

Bedroom 1 3.72m (12ft) x 4.85m (15ft 8in)

Beautiful bay with fitted seating offering views of the Malvern Hills. Door to

En-suite Shower Room

Walk-in shower cubicle, close coupled WC and vanity wash hand basin.

Bedroom 2 4.80m (15ft 6in) x 4.37m (14ft 1in)

Vanity wash hand basin with cupboard below and dressing area.

Bedroom 3 4.34m (14ft) x 4.00m (12ft 11in) max

With built in wardrobes.

Bedroom 4 3.07m (9ft 11in) x 2.89m (9ft 4in)

Part of the original property dating back to the early 1900's.

Bathroom

Panelled bath with shower over.

Outside

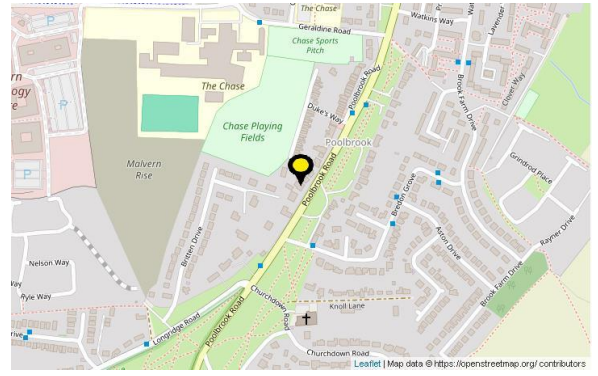
This is one of the many selling points of the property. The garden is mainly laid to lawn with a range of mature and colourful borders, there is an Apple tree, an Acer, Hydrangeas and climbing Jasmine. Raised seating area to side offering a lovely outlook over the garden. There are two patio seating areas, one of which is private to the side with Sonas surround speaker system, solar panel controls, external sockets and completely undercover. The main patio area is the perfect spot for al-fresco dining and is accessed via the bi-fold doors from the sun room. It has a barbeque area, Belfast sink and water tap and two pumps controlling the beautiful ponds, sound system and external Wi-fi box.

There are trough and pond water features. To the side is a glass covered passageway with external water taps, lightings and power sockets.

A covered paved pathway to the side leads to a **GARDEN STUDIO** which has light and power connected, kitchenette, sitting/bedroom area, toilet and wash hand basin. Bose surround speaker system and double glazed French doors opening to an undercover patio area. Built of block and rendered construction which (subject to the relevant permissions being sought) could be a perfect self-contained unit.

A path continues to a wrought iron gate giving access to a SHED with light and power connected and stable door opening to a further patio seating area, ideal for al-fresco dining. WORKSHOP with light and power.

From the centre of Great Malvern proceed down Church Street into Barnards Green Road. After about half a mile you will come to a large island in the centre of Barnards Green. Take the third exit to the left (still Barnards Green Road) through the commercial centre. On leaving Barnards Green take the second turn right into Poolbrook Road. Follow this route for about a quarter of a mile where, adjacent to The Three Horseshoes pub the property will be found on the right.



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.

We are advised (subject to legal confirmation) that the property is freehold.

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.

By appointment to be made
through the Agent's Malvern
Office, Tel: 01684 892809

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

The EPC rating for this property is TBC.



**JOHN
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ESTD. 1981

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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.
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