

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DECEPTIVELY SPACIOUS AND BEAUTIFULLY PRESENTED HOUSE SET OVER THREE FLOORS IN THIS POPULAR VILLAGE LOCATION AND HAVING A LOVELY ENCLOSED REAR GARDEN WITH FARMLAND BEHIND. ENERGY RATING C

3 Moor Court - Guide Price £425,000

Bromyard Road, Knightwick, Worcestershire, WR6 5SF

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3 Moor Court

Location & Description

The property enjoys a lovely position on the Worcestershire/Herefordshire border close to Longley Green and Suckley. Longley Green which is just under four miles distant has a local Post Office, stores. Even closer at hand is a church and primary school as well as Holloways Garden Centre and cafe. The Live and Let Live Public House is less than a mile away as is the stores at Whitbourne Park. The house is also well placed for access to the more major centres of Great Malvern, Worcester and Hereford. Junction 7 of the M5 motorway near Worcester and there are mainline railway stations in Malvern and Worcester.

Property Description

3 Moor Court is a wonderfully located town house offering spacious and flexible accommodation set over three floors and offering well presented and light and airy rooms, ideal for family living or those looking for a sizeable property.

Initially the house is approached via a tarmac driveway which is shared with the four properties of this section of Moor Court and leads to the parking area where there is a garage en-bloc owned by the property.

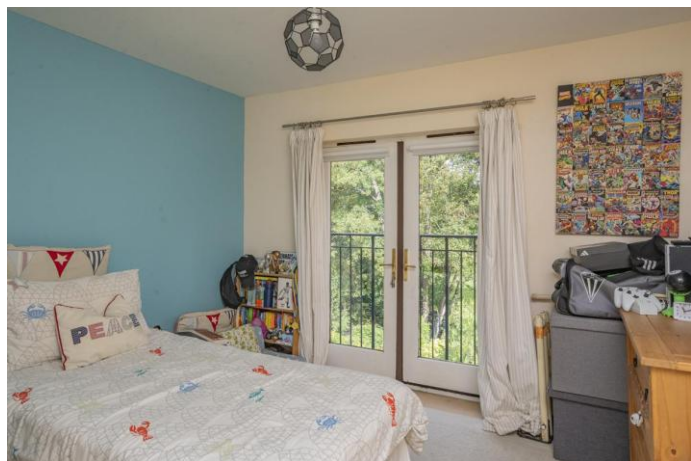
Directly in front of property and within the freehold title is a gravelled area giving access to the front door and allowing for additional parking.

Set under a pitched roof storm porch the front door opens to the accommodation which benefits from oil fired central heating and double glazing.

The property is set over three floors and offers flexibility and versatility in its use of the rooms.

The double glazed window to the side of the front door floods the reception hall with natural light and is a welcoming environment to this fine home. To this floor is the original sitting room which has been divided into two areas, useful in their flexibility but the dividing wall can be removed to make it one room if required. There are dual aspect to front and rear and the Master Bedroom has a lovely Juliet style balcony with double glazed French doors overlooking the rear garden out to the farmland beyond. This space further benefits from a dressing area and an en-suite shower room. There is a cloakroom and from there stairs rise to the first floor and descend to the lower ground floor. Positioned on the lower floor is a lovely dining kitchen fitted with a modern range of cupboard and drawer space with worktops and Rangemaster cooker (available by separate negotiation) with extractor over. Complimenting this space is an





integrated FRIDGE and FREEZER as well as a separate utility area with space for washing machine and additional cupboard and worksurface space with sink unit. From the kitchen double glazed French doors overlook and open to the lovely garden to the views beyond. Also at this level is a further dining/living space with feature electric fire in surround and French doors opening to the garden, currently used as a sitting room but would make for a wonderful dining room for formal entertaining.

To the first floor a spacious landing houses an airing cupboard and three further double bedrooms, one of which has a range of fitted wardrobes and an en-suite bathroom. There is also a family bathroom.

Outside to the rear a paved patio extends from the rear of the property and enjoys a delightful setting overlooking the main lawn with planted beds with shrubs and plants and overlooking farmland to the rear. The garden is enclosed by a fence, interspersed with specimen trees and the garden has an outside tap and a gate leading to a right of way giving access to the front of the property which is shared by other properties in this complex.

There is a Garage 18'4 x 9' en-bloc. Double wooden vehicular doors to front.

Agents Note

It should be noted that there are communal areas within the development and for which there is a monthly charge of £35.00 for the upkeep of these areas, public liability insurance and the maintenance of the shared drainage system.

Directions

From Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After a short distance take the first fork to the left into North Malvern Road (signed West Malvern). After a few hundred yards take the first fork to the right into Cowleigh Road. Continue along this route out of town through Cowleigh woods for just over a mile. At the junction with the A4103 Hereford to Worcester road turn left towards Hereford. Follow this route for some distance turning right onto the B4220 towards Bromyard. Continue along this road until it meets the A44 Worcester road and then turn right. Proceed over Bringsty Common, proceed down the hill and the property will be located on the left hand side just before reaching the left hand turn to Whitbourne.



Services

We have been advised that mains water and electricity are connected to the property. Heating is provided by an oil fired system and drainage is to a shared Klargester Biotec Sewage treatment system. 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 formerly 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 "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 C (76).



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

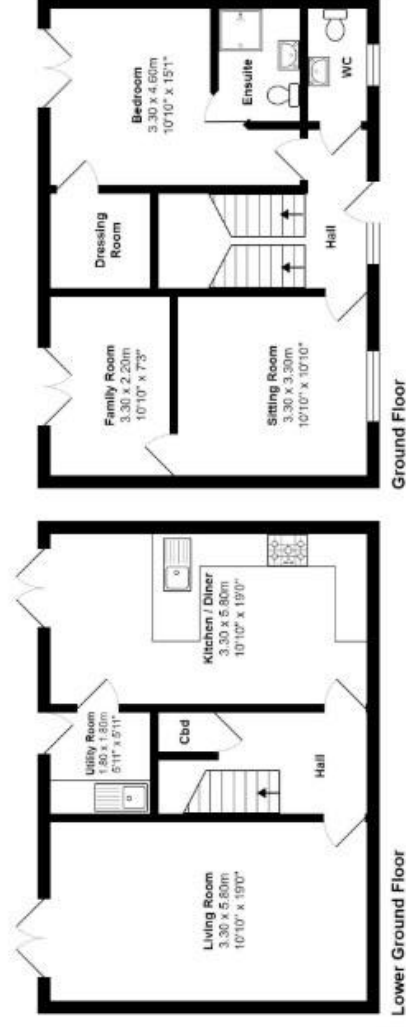
MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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.



3 Moor Court, Bromyard Road, Whitbourne, WR6 5SF



Total Approx Area: 150.0 m² ... 1615 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
 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 the operability or efficiency can be given.