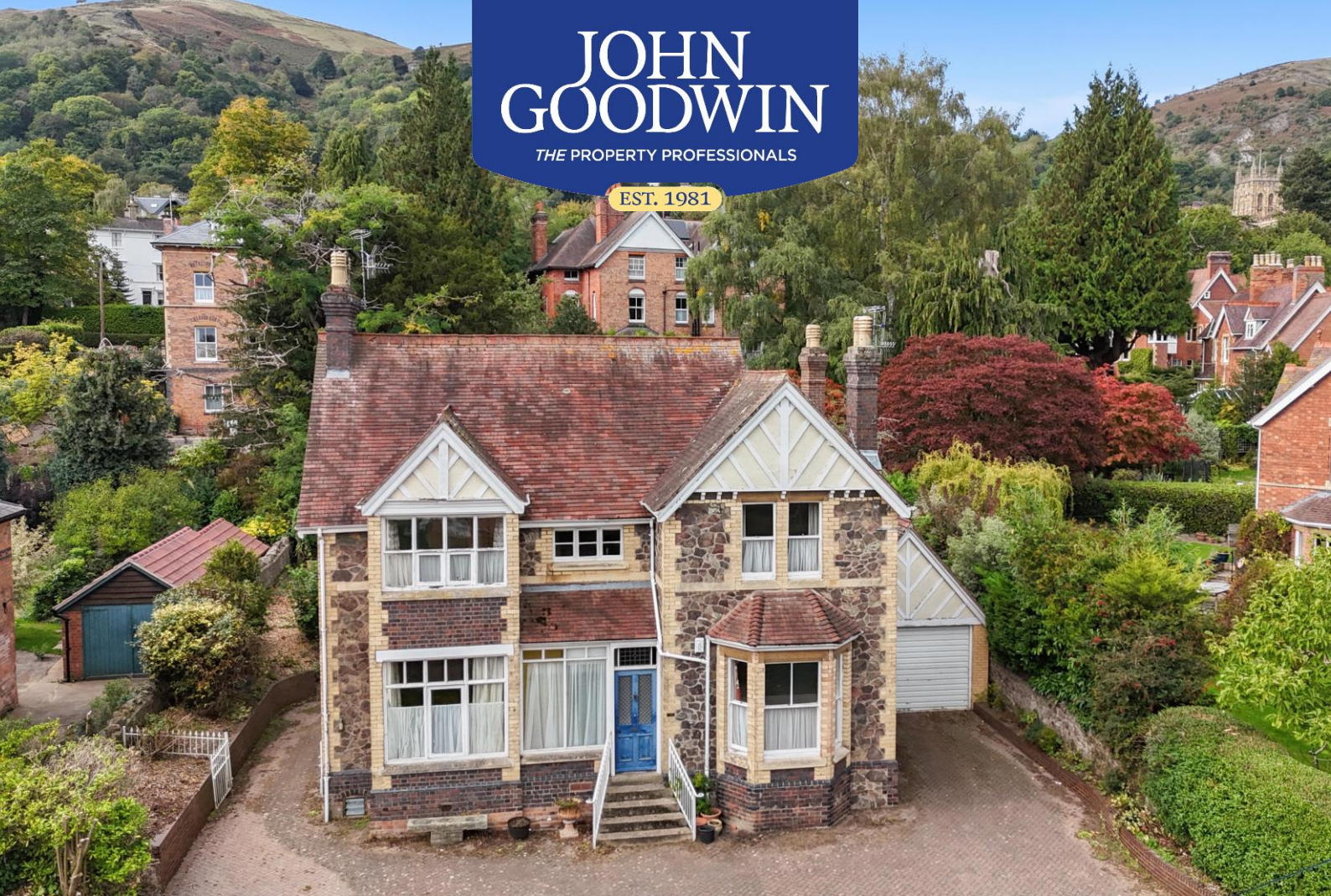


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A STRIKING DETACHED, FIVE BEDROOMED VICTORIAN HOME ENJOYING A LOVELY SETTING IN ARGUABLY GREAT MALVERN'S PREMIER RESIDENTIAL AREA WITHIN WALKING DISTANCE OF THE TOWN CENTRE. OFFERING EXTREMELY GENEROUS AND VERSATILE ACCOMMODATION APPROXIMATELY 3049 SQ. FT INCLUDING GARAGE AND CELLAR. IN NEED OF REFURBISHMENT BUT OFFERING A WEALTH OF PERIOD CHARM. GARAGE WITH ROOM ABOVE, LOVELY GARDEN AND OCCUPYING PLOT OF APPROXIMATELY QUARTER OF AN ACRE. AMPLE OFF ROAD PARKING. NO ONWARD CHAIN. ENERGY RATING "F"

Millbrook - Guide Price £850,000

76 Albert Road South, Malvern, WR14 3DX

5 3 2



Millbrook, 76 Albert Road South

Location & Description

The property is located in arguably one of Great Malvern's premier locations approximately half a mile from the town centre and therefore within walking distance of a full range of amenities including shops, banks, Waitrose supermarket and the renowned theatre complex and the Splash leisure pool and gymnasium.

Transport communications are excellent with a mainline railway station, again within walking distance offering direct links to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway and Junction 1 of the M50 motorway at Worcester and Upton are both within easy commuting distance.

Educational facilities are second to none in both the state and private systems at primary and secondary levels. The elegant grounds of Malvern College are virtually on the doorstep and Malvern St James Girls School is only a few minutes away on foot and The Chase High School is less than half a mile away.

Property Description

76 Albert Road south is an individual and elegant detached residence constructed to a a classis Victorian design of brick and Malvern stone with bay windows. Many of the original features remain and provide a wealth of period charm. The accommodation is extremely generous and is set over four floors including a cellar. The property has a striking appearance and offers a rare and unique opportunity for prospective purchasers to make it their own as the property does require refurbishment, there is a generous garden and a garage with room above. There is gas fired central heating.

Millbrook is set back from the road behind a Malvern Stone wall with gated access that opens to a block paved driveway providing parking for ample vehicles and giving access to the garage and the rear garden. Steps lead up from the driveway to the wooden front door with stained glass window above and large side panel opening to a split level entrance hall and principal reception rooms to each side. These rooms offer spacious and light filled space with high ceilings, picture rails and coving and a fireplace with gas fire. The sitting room has double doors leading to the garden and has a lovely outlook to the front and the dining rooms enjoys a large sash bay window and separate oriel style window to the side. Steps lead down from the entrance hall and give access to the cellar which is split into three individual rooms all of which have power and light.





There is a downstairs bathroom with shower cubicle and a kitchen breakfast room which has an open plan layout, ideal for family living and housing a bank of storage cupboards in the breakfast area, and a range of base and eye level units to include an eye level OVEN, electric HOB and one and a half bowl stainless sink with drainer and a double glazed sash window overlooking the garden. Doors from the kitchen lead to the garden and to a pantry with built in shelving and a door to the garage (described later).



Stairs lead from the entrance hall to the split level first floor which is home to a bathroom, separate WC and four of the bedrooms, all of which enjoy plenty of natural light. The two bedrooms to the front have a lovely outlook and one enjoys the original sash windows, with the other having a bay window. The bedrooms to the rear of the property enjoy a view over the garden and one of which has dual aspect sash windows and a fireplace with gas fire.

On the second floor is a bedroom with sash window, with a lovely outlook over the garden and glimpses towards the Malvern Hills. There is a wash hand basin and a separate storage room which could be converted into an en-suite (subject to the relevant permissions being sought). On this floor there is access to the loft space which is partially boarded and has electricity.



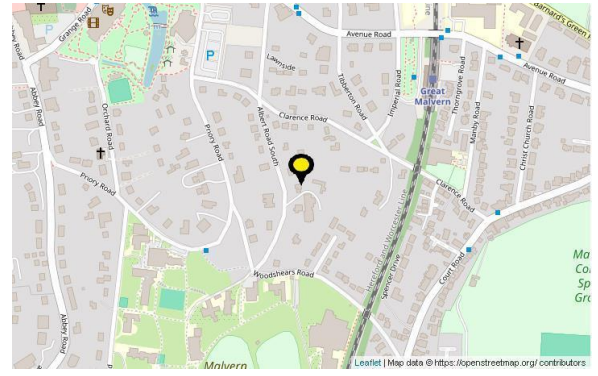
Outside the rear garden can be accessed via a wrought iron gates from the driveway and doors from the garage, kitchen and sitting room which opens to a block paved patio area which is the ideal space for entertaining. A path and steps lead to a lawn section with brick built STORE and mature trees including an apple and enclosed by a hedge and Malvern Stone wall.

The garage can be accessed from the driveway, a door from the garden and has power, light and water connected. There is a room above the garage which also has power, light and water and two skylights. This and the garage has potential to be converted to an annexe or home office subject the relevant permissions being sought.



Directions

From the centre of Great Malvern proceed down Church Street for a very short distance before bearing right into Avenue Road. Continue downhill taking the second turn to the right into Albert Road South. Proceed across the next crossroads (at the junction with Clarence Road) where you will see Millbrook almost immediately on the right hand side.



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

Council Tax

COUNCIL TAX BAND "F"

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 F (36).



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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