

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFULLY LOCATED THREE BEDROOMED DETACHED PROPERTY IN NEED OF SOME COSMETIC REFURBISHMENT. SITUATED IN A QUIET CUL-DE-SAC LOCATION. ENERGY RATING D**

## Woodbury Rise – Guide Price £325,000

34 Woodbury Rise, Malvern, WR14 1QZ

3 2 1





# 34 Woodbury Rise

## Location & Description

Enjoying a convenient position less than a mile from the centre of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. There are more local amenities within ten minutes' walk along Newtown Road and Albert Park Road including a small general stores, bakery and a range of shops. Transport communications are excellent.

There is a regular bus service in the immediate area. Junction 7 of the M5 motorway at Worcester is only about eight miles distant and there are mainline railway stations in both nearby Malvern Link and Great Malvern itself. Educational needs are well catered for. The property is within walking distance of two highly regarded primary schools and Dyson Perrins Secondary School.

## Property Description

34 Woodbury Rise is a fantastically located detached house in a quiet cul-de-sac location. The house is set back from the road behind a deep lawned foregrarden with specimen trees and shrub beds. A driveway allows ample parking for vehicles and leads up to the attached single garage and a pedestrian leads to the front door with obscure double glazing and set under a storm porch with obscure double glazed window to side.

The accommodation is in need of some cosmetic refurbishment giving any prospective buyer the opportunity to make the property their own but also benefitting from double glazing and gas central heating.

The accommodation in more detail comprises:

### Entrance Hall

Open balustraded staircase case to first floor, useful understairs storage cupboard. Ceiling light point, radiator. Wood effect flooring flows throughout this area with a door opening to the kitchen (described later) and a further door opening through to

### Sitting Room 17.48ft (5.33m) x 10.79ft (3.29m)

A generous room positioned to the front of the property with a double glazed window and enjoying a woodburning stove set into the fireplace. Two ceiling light points, wall light points and radiator. Double doors open to

### Dining Room 9.84ft (3m) x 8.79ft (2.68m)

Positioned to the rear of the property and overlooking the garden through a double glazed window incorporating a pedestrian door. Serving hatch to kitchen, ceiling light point and radiator. Continued wood effect flooring. This space could be opened up to the kitchen (subject to the relevant permissions being sought) making for a wonderful family orientated dining kitchen.

### Kitchen 9.77ft (2.98m) x 7.51ft (2.29m)

Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units with display







cabinet. Integrated four ring electric HOB with extractor over and eye level DOUBLE OVEN. Set under the double glazed window overlooking the rear is a one and a half bowl stainless steel sink with mixer tap and drainer, space and connection point for undercounter washing machine. Tiled splashbacks, ceiling light point and obscure glazed wooden door opening to

### **Conservatory 8.72ft (2.66m) x 8.07ft (2.46m)**

Double glazed windows to two sides and a double glazed pedestrian door giving access to the garden. From the easterly aspect of this room views are on offer across the Severn Valley. Ceiling light point and door and window opening to the garage (described later).

### **First Floor**

### **Landing**

Double glazed window to side, ceiling light, point, access to loft space. Airing cupboard and doors to

### **Master Bedroom 10.40ft (3.17m) x 13.45ft (4.10m)**

Double glazed window to front, ceiling light point, radiator and useful walk-in wardrobe.

### **Bedroom 2 9.84ft (3m) x 10.46ft (3.19m)**

A further double bedroom positioned to the rear of the property with double glazed window, radiator and ceiling light point.

### **Bedroom 3 9.84ft (3m) x 6.10ft (1.86m)**

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

### **Shower Room**

Fitted with a modern white low level WC, vanity wash hand basin with mixer tap and drawers under. Walk-in shower enclosure with electric Triton shower over. Tiled splashbacks, ceiling light point, radiator, obscure double glazed window. Useful storage cupboard.

### **Outside**

To the rear a paved patio area extends away from the property and steps lead up to further planted beds. The garden is enclosed by fenced and hedged perimeter and benefits from a wooden SHED, a GREENHOUSE and an outside power socket and water tap.

### **Garage**

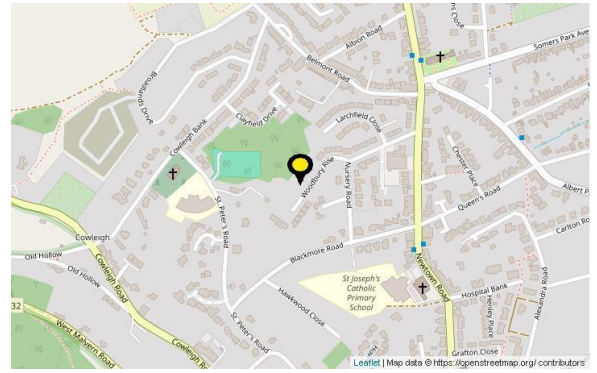
Up and over door to front, light and power. Wall mounted Worcester gas boiler and door to conservatory.

### **Agents Note**

It should be noted that the property may contain asbestos which if left undisturbed is deemed acceptable. Any buyer should factor this into any offer they wish to make.

## Directions

From the centre of Great Malvern proceed north for about quarter of a mile along the A449 towards Worcester. At the traffic lights at Link Top turn left signposted Leigh Sinton almost immediately bearing sharp right into Newtown Road. Continue along this route for about quarter of a mile before turning left into Nursery Road. Proceed for a short distance uphill where as the road bears to the left turn right into Woodbury Rise where number 34 will be seen on the right hand side, as indicated by the agent's For Sale board.



## 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 "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 D (67).



### 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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