

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED THREE BEDROOM DETACHED HOME OFFERING FLEXIBLE AND VERSATILE ACCOMMODATION OF APPROXIMATELY 1166 SQ. FT. OCCUPYING A GOOD SIZED PLOT WITH POTENTIAL FOR EXTENSION (SUBJECT TO ANY PLANNING PERMISSIONS) ENJOYING BEAUTIFUL FRONT AND REAR GARDENS, GARAGE AND UTILITY, OFF ROAD PARKING, WITHIN A HIGHLY DESIRABLE RESIDENTIAL AREA CLOSE TO ALL LOCAL AMENITIES. NO ONWARD CHAIN EPC D**

## Summerfield Road – Guide Price £375,000

6 Summerfield Road, Malvern, Worcestershire, WR14 1EA

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# 6 Summerfield Road

## Location & Description

The property enjoys a convenient location within walking distance of a comprehensive range of amenities in nearby Malvern Link, including Lidl and Co-op supermarkets, two service stations, shops, take aways and public houses. Doctor and Dental Surgeries. Malvern's main retail park is less than a quarter of a mile away where there are a number of familiar high street names including Marks & Spencer, Boots, Morrisons to name but a few. The wider facilities of Great Malvern are less than a mile distant, here there are further shops and banks, Waitrose supermarket and renowned theatre and cinema complex.

There are many sporting facilities available to include the Splash leisure centre, Manor Park Sports Club and the Worcestershire Golf Club in Malvern Wells.

Transport links are excellent. Malvern Link railway station is only fifteen minutes' walk away with connections to London Paddington, Worcester, Birmingham, Herford and South Wales and junction 7 of the M5 motorway at Worcester is less than seven miles.

Educational needs are well catered for at both primary and secondary levels with some of the best schools in the region in both the state and private sectors to include Malvern College and Malvern St James Girls School.

## Property Description

6 Summerfield Road is a detached three bedroom family home of approximately 1166 sq. ft. The property does require cosmetic refurbishment providing the opportunity to potential purchasers to make the house their own but it has been well maintained during its current ownership. The accommodation is spacious, light and versatile and occupies a prominent position in a highly desirable residential area occupying a larger than average plot size with the opportunity to extend (subject to the relevant planning permissions being sought). There are well maintained front and rear gardens and the property benefits from entrance hall, sitting room, dining room, kitchen, utility, downstairs WC, three good sized bedrooms, bathroom and garage.

The property is set back from the road behind mature and well maintained lawned foregarden which wraps round to the side property.

The foregarden has planted borders providing colour throughout the year including roses. There is off road parking which gives access to the double wooden garage doors and the

## Storm Porch

With tiled floor, external lighting and a wooden door with side panel opening to the

## Entrance Hall

Carpet, radiator, ceiling light fitting, understairs storage cupboard, stairs to first floor, doors to the sitting room (described later) and kitchen.





#### **Kitchen 3.35m (10ft 10in) x 2.73m (8ft 10in)**

Tiled floor, range of base and eye level units and worktop over, one and a half stainless steel sink and drainer, partially tiled walls. Ceiling light fitting, double glazed window to the rear overlooking the garden, space for cooker and dishwasher, pantry with electrics, separate store cupboard, thermostat, doors to dining room and utility (described later).

#### **Dining Room 3.38m (10ft 11in) x 2.73m (8ft 10in)**

Carpet, two radiators, obscured double glazed window to the side and double glazed window overlooking the rear garden with patio door. Two wall lights and double wooden doors to the

#### **Sitting Room 4.93m (15ft 11in) x 4.03m (13ft)**

Carpet, double glazed window to the front, radiator, electric fire with brick surround, three wall lights, ceiling light fitting, tv point, double glazed window to the front.

#### **Utility 4.85m (15ft 8in) x 2.30m (7ft 5in) (max point)**

Tiled floor, range of base and eye level units with worktop over, stainless steel sink, space for washing machine and dryer, partially tiled walls, obscured double glazed window to the side, double glazed door to the garden, two ceiling light fittings, door to WC and garage.

#### **WC**

Tiled floor, close coupled WC, ceiling light fitting, obscured double glazed window to the rear.

#### **Garage 5.99m (19ft 4in) x 2.45m (7ft 11in)**

Accessed via double wooden doors from the driveway and pedestrian door from the utility. Power and electricity connected, Worcester Bosch boiler and glazed window to the side.

#### **First Floor Landing**

Double glazed windows on the stairs, wall lights, loft access point with built-in ladder and partially boarded with electricity. Doors to all rooms and two airing cupboards.

#### **Bedroom 1 3.97m (12ft 10in) x 3.54m (11ft 5in)**

Carpets, double glazed window to the front, radiator, built-in wardrobes.

#### **Bedroom 2 3.97m (12ft 10in) x 3.23m (10ft 5in)**

Floorboards, radiator, double glazed window overlooking the garden, built-in store cupboard.

#### **Bedroom 3 2.82m (9ft 1in) x 2.45m (7ft 11in) (max point)**

Carpet, double glazed window to the front, radiator, ceiling light fitting.

#### **Bathroom**

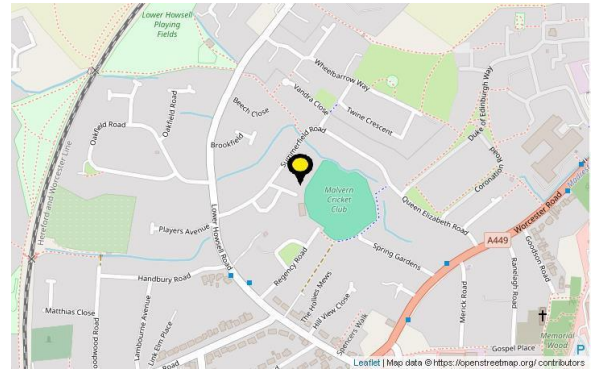
Vinyl flooring and tiled walls. Obscured double glazed window to the rear, panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, heated towel rail and electric wall heater.

#### **Outside**

The rear garden can be accessed via the secure side gate to the left hand side of the property and doors from the utility and dining room opening to a patio area, an ideal space for entertaining and alfresco dining whilst enjoying the south facing aspect. The garden is mainly laid to lawn which has been beautifully maintained over the years, enjoying a mature and colourful aspect with planted hedge pockets and borders throughout which provide a private and peaceful setting at all times of the year. External water tap and lighting and there is space to the side of the property where you can reinstate secure side access or could be the ideal space for extending (subject to the relevant planning permissions being sought).

## Directions

From the agent's office in Great Malvern, proceed north along the A449 Worcester Road. After about half a mile at the Link Top traffic lights continue straight on down hill with the common on your right hand side. Go past the railway and fire station on your left hand side and into the centre of Malvern Link continuing through the traffic lights past the BP garage on your left. After approximately 200 yards, turn left at the next set of traffic lights into Lower Howsell Road. Follow this route for a short distance, taking the third turn right into Summerfield Road where the property will be found on the right hand side after a short distance.



## 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

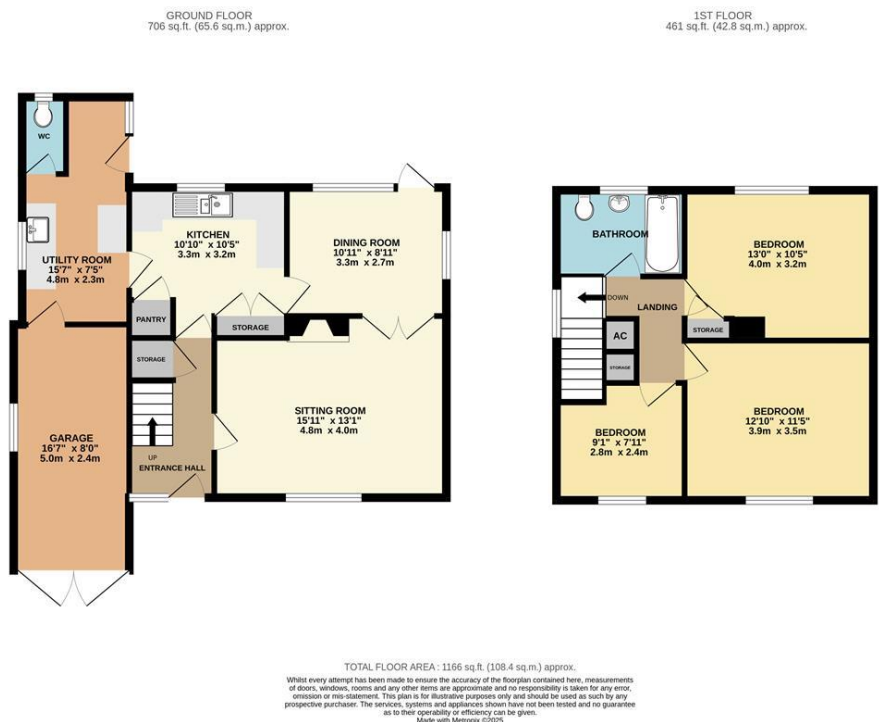
## Council Tax

COUNCIL TAX BAND "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 (62).



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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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