

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY PRESENTED EXTENDED SEMI-DETACHED PERIOD COTTAGE ENJOYING A QUIET VILLAGE SETTING WITH PORCH, SITTING ROOM, DINING ROOM, KITCHEN, SEPARATE WC, FAMILY ROOM, CONSERVATORY, TWO BEDROOMS, EN-SUITE SHOWER ROOM, HEATING, DOUBLE GLAZING, PRIVATE OFF ROAD PARKING, MODERN WORKSHOP AND GARDEN. ENERGY RATING G

Spring Cottage - Guide Price £250,000

Upper Welland Road, Upper Welland, Malvern, WR14 4LD

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Spring Cottage

Location & Description

The property enjoys a convenient position in the very popular village of Upper Welland just over three miles south of the well served cultural and historic town of Great Malvern where this 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. More local facilities can be found in the nearby village of Welland which is less than a mile away. Here there is a village stores and a primary school. The busy riverside town of Upton upon Severn is just over four miles where there are further shops, several pubs, a small supermarket and Doctors surgery. The town is also well known for its summer music and water festivals and for its riverside marina.

Transport communication are good. Junction 1 of the M50 south of Upton upon Severn is only about seven miles and Junction 7 of the M5 motorway at Worcester is only twelve miles. There is also a mainline railway station in Great Malvern. This provides direct access to The Midlands, South West and to London. Educational needs are well catered for. The area has a deserved reputation for the quality of its schools at both primary and secondary levels and in the state and private sectors. These are all within easy striking distance of the property itself.

For those who need to walk the dog or enjoy the outdoor life the network of paths and bridleways that criss-cross the Malvern Hills are less than five minutes away by car and the Severn Valley is also nearby.

Property Description

Spring Cottage is a charming semi-detached period house which over the years has been the subject of extension and refurbishment. It now offers well presented accommodation with double glazing and heating (electric radiators).

On the ground floor an enclosed porch leads to sitting room, dining room, kitchen, large rear hall, cloakroom with WC, a family room and conservatory. Stairs lead to the first floor where there are two bedrooms, one of which has its own en-suite shower room and WC.

The house is set in a mature landscaped garden with enclosed off road parking for at least two vehicles and a modern brick built workshop/machinery store.

Ground Floor

Enclosed Entrance Porch

Part glazed UPVC front door and two double glazed windows. Fitted seating, coat hooks, tiled floor and part glazed UPVC inner door leading to

Lobby

Leading to dining room (described later) and to

Sitting Room 3.54m (11ft 5in) x 3.10m (10ft)

Fireplace with brick surround, timber mantel and tiled hearth. Radiator. Double glazed window to front aspect. Fitted book shelving.





Dining Room 3.18m (10ft 3in) x 2.89m (9ft 4in) (minimum)

Radiator, built-in cupboards with drawers and shelving, further built-in understairs cupboard (with light), double glazed window to side aspect. Ceiling downlighting, door to family room (described later) and also to

Kitchen 3.41m (11ft) x 2.06m (6ft 8in) (maximum overall measurements))

This room is in two halves with a one and a half bowl single drainer stainless steel sink, range of floor and eye level cupboards with tiled surrounds, four ring electric **COOKER** with **OVEN** below and extractor canopy above. Open hatch to family room (see later), eye level **MICROWAVE**, integrated **FRIDGE**, **FREEZER**, **WASHING MACHINE** and **DISHWASHER**. Ceiling downlighting, access to roof space and door to



Rear Hall 3.95m (12ft 9in) x 1.24m (4ft)

Electric radiator, fitted coat hooks and shelving, double glazed window and doors leading to family room (described later) as well as to

Cloakroom

Close coupled WC, wash basin, mirrored cabinet, electric radiator, central heating thermostat and double glazed window.

Family Room 3.46m (11ft 2in) x 2.51m (8ft 1in)

Radiator, hatch opening from kitchen. Double glazed window, tiled floor continuing under large open archway into the

Conservatory 4.88m (15ft 9in) x 2.22m (7ft 2in)

Double glazed windows to three aspects with doors leading into both the rear and front gardens. Radiator.

First Floor

Landing

Bedroom 1 3.54m (11ft 5in) x 3.10m (10ft)

Radiator and double glazed window to front aspect.

Bedroom 2 2.92m (9ft 5in) x 2.17m (7ft)

Radiator, double glazed window to rear aspect, built-in wardrobe, hatch to roof space.

En-suite Shower Room 2.94m (9ft 6in) x 0.93m (3ft)

Shower cubicle with folding glass doors, heated towel rail, close coupled WC, vanity wash basin with worksurface and cupboards below, large mirror above, ceiling downlighting, airing cupboard with factory lagged cylinder and immersion heater.

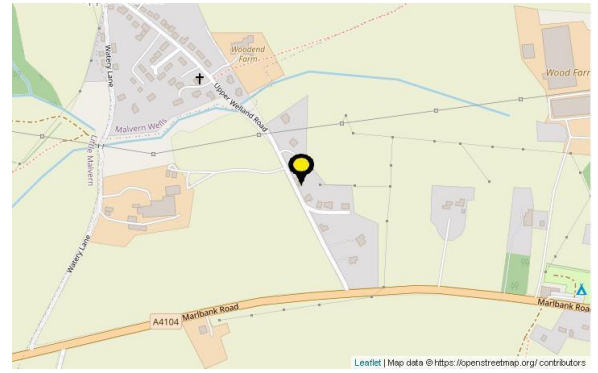
Outside

A gated access leads onto a wide gravelled driveway capable of accommodating at least two vehicles. This is enclosed to the road by a low brick and stone wall and contains a number of ground cover plants, mature shrubs and a trellised archway (supporting a mature rose and honeysuckle) which opens into the small private lawned side and rear gardens where there are a number of very mature shrubs, climbers, young trees and a paved patio/seating area. There is also an outside tap and an external water butt. Accessed via the driveway is a contemporary brick built machinery **SHED/WORKSHOP** 12'5 x 7'3 with double glazed doors and windows, power and lighting connected and fitted work bench.



Directions

From the agent's offices in Great Malvern proceed south along the A449 Wells Road. After a short distance you will pass across Peachfield Common. Continue for approximately two miles passing the Texaco garage on your right hand side. After almost a quarter of a mile from the garage take a left hand turn down Upper Welland Road. Follow this route downhill through the village of Upper Welland. Spring Cottage will be seen on the left hand side at the far end of the village. If you come to a junction you have travelled too far.



Services

We have been advised that mains electricity and water are connected. Drainage is to a private septic tank shared with the neighbouring 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

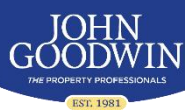
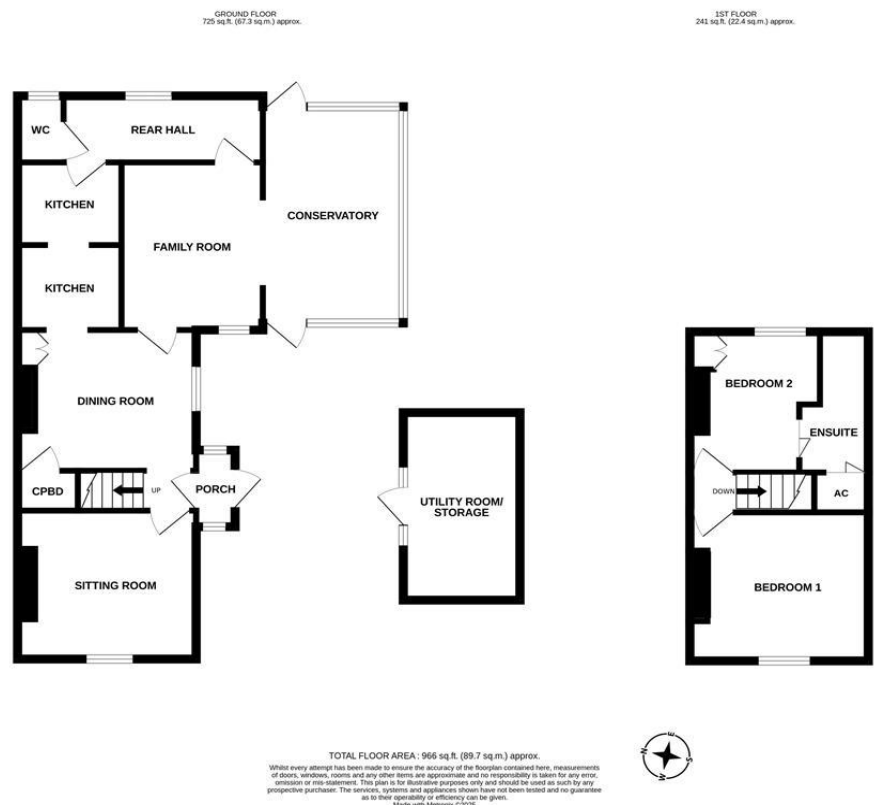
Council Tax

COUNCIL TAX BAND "B"

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 G (14).



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