

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A THREE BEDROOMED SEMI DETACHED HOME OCCUPYING A CORNER PLOT POSITION WITH BEAUTIFUL GARDEN IN A QUIET AND HIGHLY DESIRABLE CUL-DE-SAC LOCATION WITHIN WALKING DISTANCE OF LOCAL AMENITIES. PROVIDING SPACIOUS AND VERSATILE ACCOMMODATION REQUIRING COSMETIC REFURBISHMENT. OFF ROAD PARKING, DETACHED GARAGE. ENERGY RATING " D" NO ONWARD CHAIN**

## Davenham Close - Guide Price £335,000

14 Davenham Close, Malvern, WR14 2TY

3 2 1





# 14 Davenham Close

## Location & Description

The property enjoys a convenient location within close proximity to Great Malvern town centre where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure pool and gymnasium and Manor Park Sports Centre. Transport communications are excellent. There are mainline railway stations both in Great Malvern itself and in nearby Malvern Link. Junction 7 of the M5 motorway south of Worcester is only about 8 miles. Educational needs are also well catered for. There are a number of highly regarded primary and secondary schools in the immediate area in both the private and state systems.

For those who enjoy walking, Malvern Link common is only a few minutes away on foot and the full range of the Malvern Hills are less than five minutes by car.

## Property Description

14 Davenham Close is a traditional three bedroomed semi detached home occupying a large corner plot and benefiting from a beautiful, enclosed rear garden. offering flexible and versatile accommodation which requires cosmetic refurbishment. There is off road parking and the property is set back from the road behind a lawned foregarden with planted borders. There is a driveway to the right of the house with gates opening to the garden. A pathway leads through this foregarden to

## Storm Porch

With light under which is a UPVC double glazed door opening to

## Entrance Hall

Carpet, stairs to first floor, ceiling light fitting, radiator, obscure double glazed window to front, understairs storage area and cupboard with boiler. Doors to

## Sitting Room 4.00m (12ft 11in) x 3.85m (12ft 5in)

Carpet, large double glazed window overlooking the garden, fireplace with feature brick surround and gas fire (no longer in use). Pendant light fitting and radiator.

## Dining Room 3.82m (12ft 4in) x 3.13m (10ft 1in)

Carpet, pendant light fitting, radiator, double glazed window and door opening to the garden. Built in dresser with serving hatch to kitchen.

## Kitchen 4.96m (16ft) x 1.80m (5ft 10in)

Tiled floor and partially tiled walls, range of base and eye level units with worktop over, built in eye level OVEN and GRILL. electric HOB and extractor fan. Built in dishwasher, space for washing machine and fridge freezer. Large built in dresser with cupboards and serving hatch to the dining room. Two double glazed windows to front, two ceiling light fittings and door to

## Rear Hall

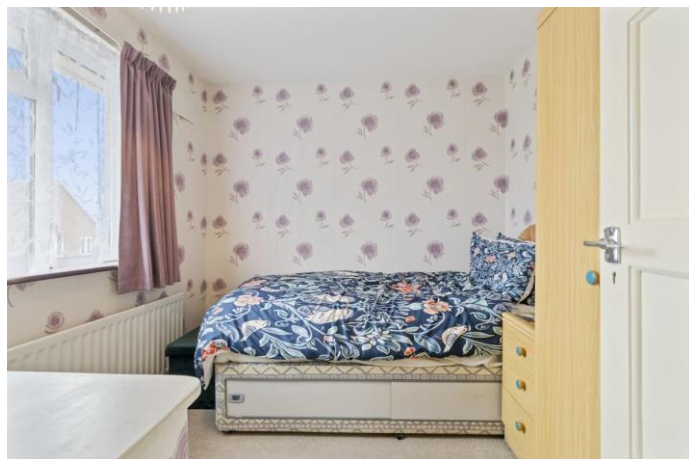
Tiled floor, double glazed door to garden and driveway. Doors to

## Utility

Space and plumbing for white goods including washing machine. Double glazed window to rear, ceiling light fitting and storage cupboard.







## WC

Close coupled WC, obscured double glazed window, ceiling light fitting and tiled floor.

## First Floor

## Landing

Carpet, double glazed window to front, airing cupboard and doors to

## Bedroom 1 3.77m (12ft 2in) x 3.75m (12ft 1in) max

Carpet, pendant light fitting, double glazed window to rear overlooking the garden and radiator. Built in cupboard.

## Bedroom 2 3.77m (12ft 2in) x 2.79m (9ft)

Carpet, double glazed window to rear overlooking the garden. Pendant light fitting, radiator and storage cupboard.

## Bedroom 3 2.73m (8ft 10in) x 2.51m (8ft 1in)

Carpet, double glazed window to front, pendant light fitting. Access to loft space. Radiator.

## Bathroom

Vinyl flooring, pedestal wash hand basin and close coupled WC. Panelled bath with mains shower over, double glazed window side. Extractor fan, ceiling light fitting, tiled walls and radiator with towel rail.

## Outside

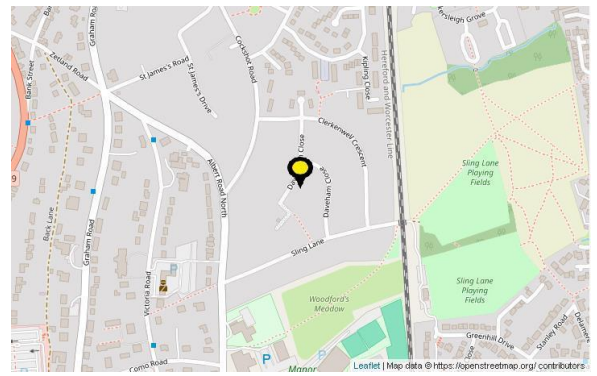
The rear garden, which can be accessed via a door from the rear hall or dining room and through wrought irons gates from the driveway. There is a patio area with raised stone featured border which is to the rear of the property. Further area for parking and access to the garage. Steps lead up from the patio to the lawn area which provides colourful hedge and tree borders creating a peaceful and private setting. In the corner of the garden is a SUMMER HOUSE and a storage shed and a further patio area to enjoy the south and east facing aspect and hardstanding for greenhouse. The garden has external lighting, a power socket and water tap.

## Detached Garage 5.45m (17ft 7in) x 2.97m (9ft 7in)

Accessed by an up and over door to front. Glazed window to side.

## Directions

From Great Malvern town centre proceed down Church Street before turning left into Albert Road North. Follow this route for a short distance before taking the first right hand turn into Sling Lane. Continue down hill for a few hundred yards and approach the T junction. Turn left here continuing onto Davenham Close, and the property can be found at the head of the cul-de-sac.



## 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 "C"

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 (66).



### 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.



**Malvern Office**  
**01684 892809**

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

