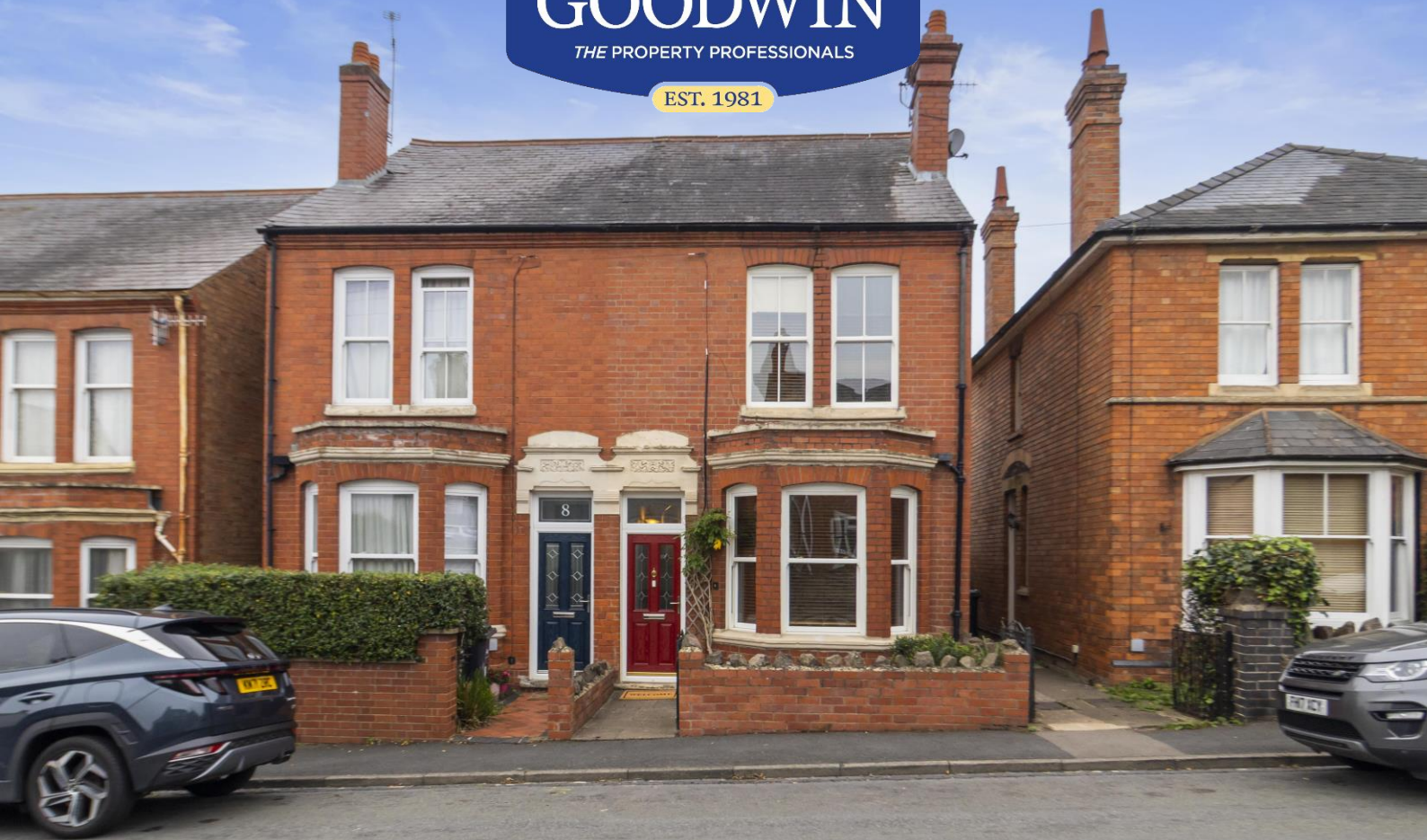


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DECEPTIVELY SPACIOUS AND WELL PROPORTIONED THREE BEDROOM VICTORIAN SEMI-DETACHED HOME DATING BACK TO THE LATE 1800'S OFFERING PLENTY OF ORIGINAL PERIOD CHARM WITH VIEWS OVER WORCESTERSHIRE AND TOWARDS THE MALVERN HILLS AND THE CHURCH OF ASCENSION. IMMACULATELY PRESENTED ACCOMMODATION OF APPROXIMATELY 1500 SQ. FT. (INCLUDING THE CELLAR) OCCUPYING A HIGHLY CONVENIENT AND DESIRABLE RESIDENTIAL AREA CLOSE TO ALL LOCAL AMENITIES AND GOOD SCHOOLING. POTENTIAL FOR LOFT CONVERSION (SUBJECT TO THE RELEVANT PLANNING PERMISSIONS) AND LARGER THAN AVERAGE GARDEN. EPC D.

## Leigh Sinton Road – Guide Price £335,000

6 Leigh Sinton Road, Malvern, Worcestershire, WR14 1JW

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# 6 Leigh Sinton Road

## Location & Description

Situated in a popular and much sought after residential district close to local amenities. The Victorian hillside town of Great Malvern is close by and there are a number of high street names, restaurants, coffee shops and tourist attractions, in particular the theatre complex with concert hall and cinema. Further and more extensive shops are available on the retail park in Townsend Way.

Transport facilities are excellent with Malvern offering a mainline railways station with direct links to Worcester, Birmingham, London and Hereford. Junction 7 of the M5 motorway just south of Worcester brings The Midlands, South West and South Wales into an easy commute.

Educational facilities are well catered for both at primary and secondary levels in the public and private sectors including Somers Park Primary and Dyson Perrins Secondary both of which are within walking distance.

## Property Description

This is a fine opportunity to acquire a deceptively spacious three bedroom semi-detached Victorian home of approximately 1500 sq. ft. enjoying a range of period charm and character throughout which has been immaculately presented by the current owners and dates back to the late 1800's and is situated in one of Malvern's most established residential areas being within easy reach of local amenities.

6 Leigh Sinton Road has been beautifully maintained by the current owners whilst preserving a range of period features such as original floorboards, original wooden split level staircase, doors, tall ceilings along with spacious, light and versatile rooms. The loft has potential for conversion (subject to the relevant planning permissions) and is currently boarded, benefitting from electricity.

The property occupies an elevated position with dual aspect views over Worcestershire and towards the Malvern Hills. A unique attribute of this property is the view it has of the Church of Ascension from the garden. Gas fired central heating and double glazed sash windows throughout and one of the main features of the property is the extensive rear garden which is a very good size.

The property is set back from the road behind a walled foregarden with wrought iron gate opening to a paved pathway with bark and planted borders and leads to the composite UPVC front door and there is a side passage giving access via a secure gate to the garden.

The accommodation in more detail comprises:

### Enclosed Entrance Porch

With floorboards, wooden door with obscure glazed panel opening to the

### Entrance Hall

With original feature archway and floorboards. A spacious hallway provides access to all downstairs accommodation including the cellar and stairs to the first floor. Two radiators and three lights and understairs storage area.

### Sitting Room 4.65m (15ft) x 3.35m (10ft 10in)

Positioned to the front of the property with large bay sash windows and original floorboards. There is an arched brick chimney breast with tiled hearth and woodburning stove, radiator and ceiling light fitting.

### Dining Room 4.18m (13ft 6in) x 3.35m (10ft 10in)

With original floorboards and double glazed sash window to the rear. There is space for an electric fire with tiled hearth and a wooden surround, radiator and ceiling light fitting.







#### **Breakfast Kitchen 6.02m (19ft 5in) x 2.76m (8ft 11in)**

A lovely and light room with double glazed french doors opening to the garden and two sash double glazed windows to the side with a view of the church. With tiled and a range of base and eye level units with worktop over and pelmet lighting and a separate dresser with built-in lighting. There is a one and a half stainless steel sink and drainer with partially tiled walls. There is space for washing machine, dryer, fridge and freezer and dishwasher. A Rangmaster five ring HOB and OVEN with extractor fan, space for dining table, radiator and two ceiling light fittings.

#### **Downstairs WC**

Tiled floor, obscured double glazed window to the side, vanity wash hand basin, close coupled WC, ceiling light fitting.

#### **Cellar**

Power and electricity connected, central heating radiator, electricity meters and a sump pump. The ceiling has been insulated and the area has been divided into two sections.

#### **First Floor Landing**

Accessed via a wooden split level staircase with double glazed sash window to the side, wooden floor boards, loft access point with built-in ladder and boarded loft space with electricity and potential for conversion (subject to relevant planning permissions being sought). Doors to all rooms and featured arch.

#### **Bedroom 1 4.54m (14ft 8in) x 3.85m (12ft 5in) (max point)**

Original floorboards, period style fireplace with tiled hearth, two double glazed sash windows to the front with a view to the hills.

#### **Bedroom 2 4.18m (13ft 6in) x 3.38m (10ft 11in)**

Floorboards, featured period fireplace with tiled hearth, double glazed sash window with views over the Severn Valley, pendant light fitting and radiator.

#### **Bedroom 3 5.04m (16ft 3in) x 2.76m (8ft 11in) (max point)**

Floorboards, two radiator, double glazed window with views over Worcestershire and garden. Pendant light fitting.

#### **Bathroom**

Tiled floor, obscured double glazed sash window, partially tiled walls, spotlights, extractor fan. Vanity wash hand basin with cupboards below, panelled bath with taps and shower connected. Separate tiled shower cubicle with mains shower and waterfall setting. Chrome heated towel rail.

#### **Separate WC**

With tiled floor and partially tiled walls. Obscured double glazed window to the side and close coupled WC. Pendant light fitting.

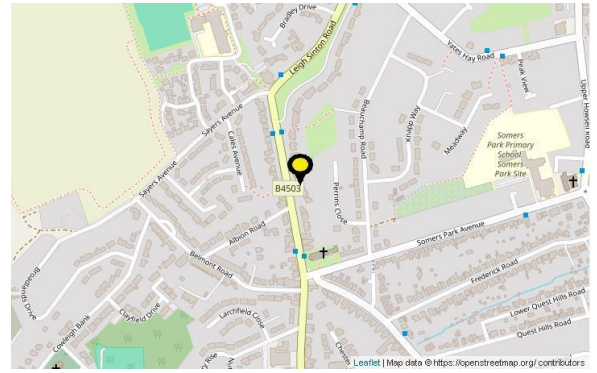
#### **Outside**

An extensive rear garden of very good size and has been attractively terraced to provide paved patios with log store and two further wooden storage units which can be accessed by the double glazed french doors and the kitchen breakfast room or secure side access. There are planted borders and is an ideal area for alfresco dining and for hosting. This leads down to two lawned areas intercepted with stepping stones enjoying mature and planted borders which provide colour throughout the year, including the likes of apple tree and rose bush. Leading to the rear of the garden is a stepping stone pathway passing through two seating areas to enjoy this private and peaceful setting along with a GREENHOUSE. To the rear of the garden is a vegetable plot with plenty of space for growing and further block paved seating area to the rear and a wooden SHED. The garden is a mature and private aspect with a unique and wonderful view towards the Church of Ascension. There is external lighting and water tap.



## Directions

From the agents office in Great Malvern proceed north along the main Worcester Road towards Worcester and continue to the traffic lights at Link Top. Turn left and follow the road round to the right into Newtown Road and continue for some distance until Newtown Road merges into Leigh Sinton Road, this is at the junction of Somers Park Avenue and the property can be found on the right hand side as indicated by the agent's for sale board.



## 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 (60).



TOTAL FLOOR AREA: 1499 sq ft (139.1 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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