

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED THREE BEDROOMED EXTENDED DETACHED HOME OCCUPYING A VERY GENEROUS PLOT WITH POTENTIAL FOR FURTHER DEVELOPMENT AND EXTENSION (SUBJECT TO RELEVANT PERMISSIONS BEING SOUGHT). SPACIOUS AND VERSATILE ACCOMMODATION, VIEWS TOWARDS THE MALVERN HILLS, AMPLE OFF ROAD PARKING, GARAGE AND WORKSHOP, MATURE GARDEN. CONVENIENT ACCESS TO BARNARDS GREEN. ENERGY RATING "D"

Poolbrook Road - Guide Price £435,000

148 Poolbrook Road, Malvern, WR14 3JF

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148 Poolbrook Road

Location & Description

Located in a popular residential area being within an easy walking distance to local amenities of shops, bus service, inn and open common land. Barnards Green is also close by offering a good range of shops, bank and Co-Op supermarket.

The town centre of Great Malvern has a further range of shops, banks, building societies, post office, restaurants and the Waitrose supermarket. Malvern, as well as being famous for its range of hills, is also renowned for its theatre complex with concert hall and cinema together with having recreational and sporting facilities at the Splash leisure centre and Manor Park sports club.

Educational facilities are extremely well catered for with The Chase High School being within walking distance of the house. There is a range of local primary schools and schools at both primary and secondary levels in the private sector.

Transport communications are excellent with two mainline railway stations at Great Malvern and Malvern Link having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 7 miles distant and brings the Midlands and most parts of the country within easy travelling time. Poolbrook Road also offers an easy commute to the local villages of Hanley Swan, Welland and to Upton upon Severn.

Property Description

148 Poolbrook Road is an individual detached, three bed roomed home that has been extended over the years to create a lovely versatile environment with spacious accommodation which benefits from gas central heating and double glazing comprises a reception hall, living room, dining room, kitchen, large utility area with cloakroom and potential to create a shower room, on the first floor there are three bedrooms and a shower room and offers space for further development. There is a fine view to the Malvern Hills from the rear aspect.

The house is set in a very generous plot and benefits from plenty of off road parking, a garage and workshop with garden to front side and rear. The property is set back from the road behind a gated driveway and Malvern stone wall with pedestrian wrought iron gate. From the driveway there is further secure parking for vehicles and a pedestrian path which leads through a foregarden to the front door and continues round to a secure side gate.

The accommodation in more detail comprises:

Entrance Hall

Carpet, radiator, ceiling light fitting, stairs to first floor and doors to

Sitting Room 5.35m (17ft 3in) x 3.46m (11ft 2in)

Carpet, ceiling light fitting, fireplace with inset gas fire, dual aspect double glazed window to front and French doors to the rear. Two radiators.





Dining Room 3.23m (10ft 5in) x 3.04m (9ft 10in)

Carpet, double glazed window to front, ceiling light fitting, radiator and electric fire.

Kitchen 3.20m (10ft 4in) x 2.14m (6ft 11in)

Vinyl tiled flooring and partially tiled walls, range of base and eye level units with pelmet lighting, worktop over, one and a half bowl stainless steel sink and drainer. Space for dishwasher. OVEN with extractor over, strip lighting. PANTRY with shelving with double glazed window. Double glazed window to rear with view to the hills. Radiator Access to large utility

Utility Room 7.52m (24ft 3in) x 2.87m (9ft 3in) max

A very useful and large space with double glazed doors giving access from the front and the garden. Vinyl flooring, two radiators, three strip lights, range of base and eye level units, stainless steel sink and drainer. Space for white goods such as washing machine, dryer, fridge and freezer. Two double glazed windows to rear and side and a door to

WC

Vinyl flooring, low level WC, pedestal wash hand basin, extractor fan, obscure double glazed window to rear, radiator, ceiling spotlights. This space offers the potential to be converted to a shower room.

First Floor

Landing

Double glazed window with view to hills. Pendant light fitting, airing cupboard, access to partially boarded loft space with power. Doors to

Bedroom 1 5.04m (16ft 3in) 3 x 3.07m (9ft 11in) 11

Carpet, dual aspect double glazed window to front and side. Large built in wardrobe with sliding [partially mirrored doors, radiator and pendant light fitting.

Bedroom 2 3.23m (10ft 5in) x 3.02m (9ft 9in)

Carpet, double glazed window to front, radiator and pendant light fitting.

Bedroom 3 3.46m (11ft 2in) x 2.14m (6ft 11in)

Carpet, double glazed window to rear with view to the hills. Radiator and pendant light fitting.

Bathroom

Carpet, radiator, partially tiled walls, tiled shower cubicle, close coupled WC, pedestal wash hand basin, obscure double glazed window to side, extractor fan, spotlights and built in cupboard acting as an airing cupboard.

Outside

The property occupies a very generous plot with a well maintained garden to the front, side and rear which are laid mainly to lawn with beautiful and mature planted borders which provide colour throughout the year. There is a driveway to the left of house that continues to the rear where the garage and workshop are located (described later). In the rear garden there is a patio area ideal for al-fresco dining and entertaining. South and west facing aspects allowing plenty of sunlight throughout the day. SHED. External tap and lighting.

Garage 6.02m (19ft 5in) x 3.82m (12ft 4in)

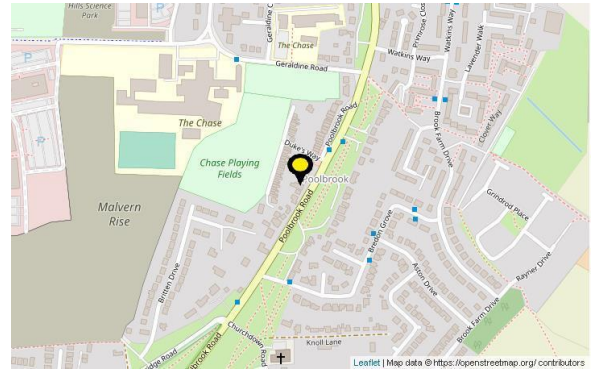
Accessed via an up an over door to front and a pedestrian door from the workshop. Power and lighting.

Workshop 6.04m (19ft 6in) x 2.71m (8ft 9in)

Located to the side of the garage, power and lighting, access through double wooden doors to front.

Directions

From the centre of Great Malvern proceed down Church Street into Barnards Green Road. After about half a mile you will come to a large island in the centre of Barnards Green. Take the third exit to the left (still Barnards Green Road) through the commercial centre. On leaving Barnards Green take the second turn right into Poolbrook Road. Follow this route for about a quarter of a mile where, adjacent to The Three Horseshoes pub the property will be found on the right.



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 formerly 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

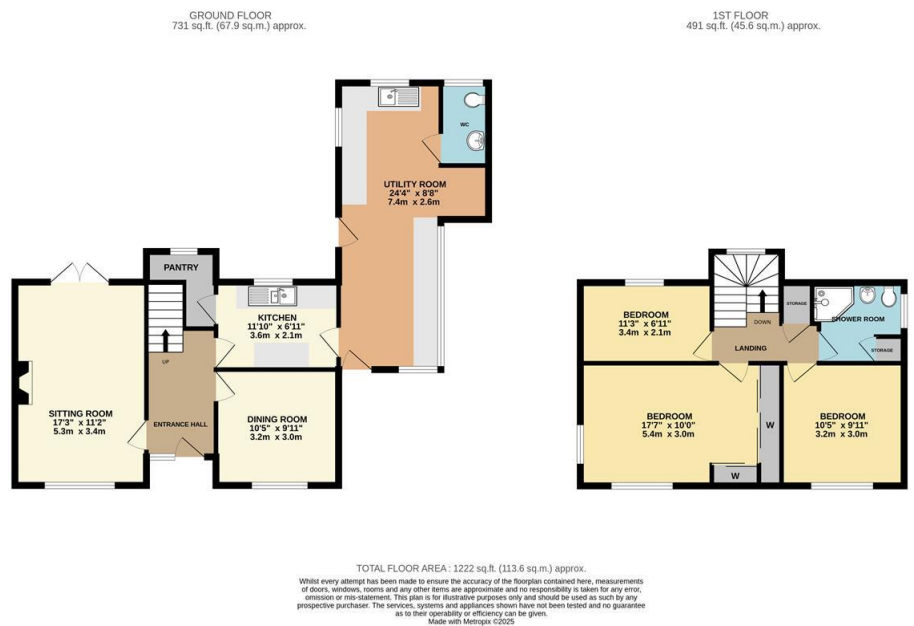
Council Tax

COUNCIL TAX BAND "E"

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 (68).



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