

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A WONDERFULLY SITUATED THREE BEDROOM TOWN HOUSE SITUATED IN THIS HIGHLY CONVENIENT AND MOST POPULAR LOCATION WITHIN A PURPOSE BUILT GATED COMPLEX OF BEAUTIFUL APPOINTED TOWN HOUSES. EPC RATING "C".

6 Priory Corner - Guide Price £475,000

2 Woodshears Road, Malvern, Worcestershire, WR14 3AD

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6 Priory Corner

Location & Description

The property enjoys a convenient position barely ten minutes on foot from the centre of the cultural and historic Spa town of Great Malvern where there is a fine range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and The Splash leisure pool and gymnasium. Transport communications are excellent. Junction 7 of the M5 motorway at Worcester is only about eight miles away and there is a mainline railway station which is also within walking distance. Educational needs are particularly well catered for. The property is only a few minutes on foot from both Malvern College and Malvern St James Girls School in the private sector and from The Chase Secondary as well as a number of highly regarded primary schools. For those who enjoy walking the dog or outdoor activity the house is close to the Malvern Hills and Malvern Common. The beautifully manicured grounds of Malvern College are literally on the doorstep.

Property Description

6 Priory Corner is situated within this purpose built private development of similar town houses close to the amenities of Great Malvern. The complex is initially approached by electric gates with matching pedestrian gate to side set between Malvern stone walled columns open to the communal residents' parking area where Kinnersley has an allocated parking space in front of its single garage which is en-bloc. The Malvern stone wall and laurel hedged boundaries make this a particularly private executive development. Steps with a wrought iron handrail lead up from the communal parking area to the private front terrace for Kinnersley making a lovely seating area. The hardwood front door with double glazed inset opens to the living accommodation which is set over three floors and benefits from gas central heating and double glazing having been built in 2013, it has a light, airy and contemporary feel with flexible and versatile rooms set over all three levels.

The living accommodation in more detail comprises:

Entrance Hall

Being a welcoming space with double glazed window. Ceiling light point, radiator and four panelled door in oak veneer opening through to

Inner Hallway

Having stairs rising to first floor, ceiling light point, radiator and having doors opening through to

Cloakroom

A white close coupled WC with wall mounted wash hand basin with chrome mixer tap. Floor and splashbacks in complimentary tiling, ceiling light point.

Dining Room 2.92m (9ft 5in) x 3.13m (10ft 1in)

Currently used as an office by the current owner and having a fitted desk with matching cupboards, drawers and shelving. It is a particularly versatile room which could double as a 4th bedroom or dining room. Double glazed window to front, ceiling light point, radiator.

Dining Kitchen 3.56m (11ft 6in) x 4.34m (14ft)

Positioned to the rear of the property and fitted with a cream modern style kitchen with drawer and cupboard base units with moulded worktop over set into which is a stainless steel one and a half bowl sink unit with mixer tap and matching splashbacks. There are matching wall units with underlighting and a range of integrated appliances including a five ring stainless steel Bosch gas HOB with stainless steel EXTRACTOR and COOKER HOOD over as well an eye level OVEN with COMBINATION OVEN over. FRIDGE





FREEZER, DISHWASHER and space and connection point for washing machine. Double glazed double doors with shutters opens to the courtyard garden. Further double glazed window to rear, inset ceiling spotlights, radiator and ceiling light point over dining space. Wall mounted boiler enclosed by a matching cupboard.

First Floor Landing

Further stairs rising to second floor. Ceiling light point, radiator, doors opening through to

Sitting Room 3.56m (11ft 6in) x 4.34m (14ft)

Having double, double glazed doors to the wrought iron rail juliette style balcony and further double glazed double doors opening a bridge giving access to steps leading up to the rear garden. Ceiling light point, radiator, plinth for wall mounted TV with cupboard and shelving to side.

Bedroom 1 2.94m (9ft 6in) x 4.26m (13ft 9in)

A good sized double bedroom with doubled glazed window to front and double glazed double doors opening to the juliette style balcony. Ceiling light point, radiator. A range of fitted wardrobes to one wall with hanging and shelf space. Door opening through to

Ensuite

Fitted with a modern, white, low level WC with matching wall mounted wash hand basin and corner shower enclosure with thermostatic dual rainfall and hand held shower unit over. Floor and walls finished in complimentary ceramics. Inset ceiling spotlights and ceiling mounted extractor fan.

Second Floor Landing

Loft access point, ceiling light point, raised skylight and doors opening through to

Bedroom 2 3.46m (11ft 2in) maximum into dormer window x 4.34m (14ft)

Having two double glazed dormer windows to rear overlooking the garden. A generous double bedroom with ceiling light point and radiator.

Bedroom 3 4.34m (14ft) x 2.99m (9ft 8in) into dormer

Further double bedroom having a double glazed dormer window to front. Ceiling light point, radiator and overstairs storage

Bathroom

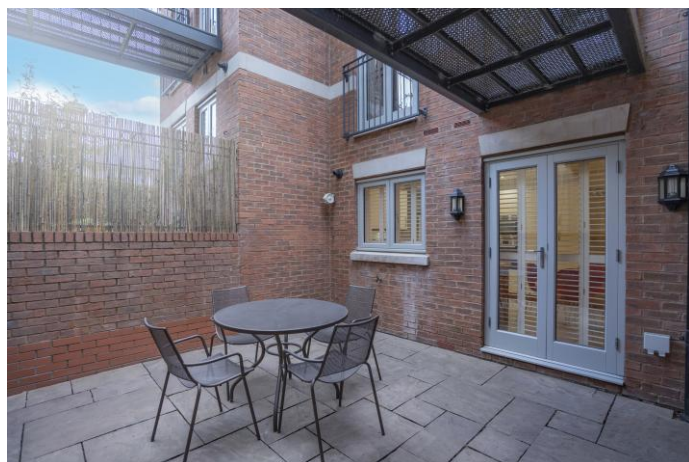
Fitted with a white close coupled WC with wall mounted wash hand basin and chrome mixer tap. Panelled bath with thermostatic controlled dual headed rainfall and hand held shower over. Walls and floor finished in complimentary ceramics, ceiling spotlights. Double glazed skylight, wall mounted shaver point, ceiling mounted extractor fan, wall mounted chrome heated towel rail.

Outside

The rear garden is accessed via a bridge leading off the double doors from the sitting room with decked steps and hand rails leading up to the gravelled path, meandering through the lawned area to either side, flanked by a laurel hedged perimeter and having a fine specimen tree within the grounds. Towards the bottom of the garden is a further decked seating area, here it is enclosed by a Malvern stone wall with a pedestrian gate which is useful for access onto Priory Road. Leading off from the kitchen and access via double glazed, double doors is the courtyard area, with outside tap and lighting, which is a paved wonderful area for seating.

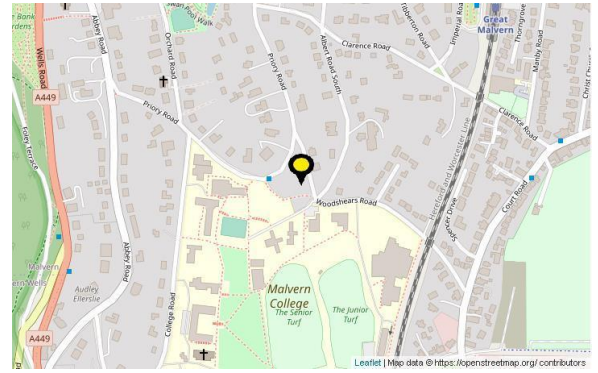
Garage

Electric up and over door. Two power sockets. Over head lighting and circuit breaker



Directions

From the traffic lights in the centre of Great Malvern proceed down Church Street for a short distance before turning right into Avenue Road. After 100 yards bear first right into Priory Road. Continue along this route for some distance (passing the left hand turn to Clarence Road) taking a left fork into Woodshears Road where the gated entrance to the complex can be found on the right hand side.



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, though the management of communal areas is run by Priory Corner Management Company Limited and there is a £25.00 per month charge which covers the insurance and maintenance of the communal areas.

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

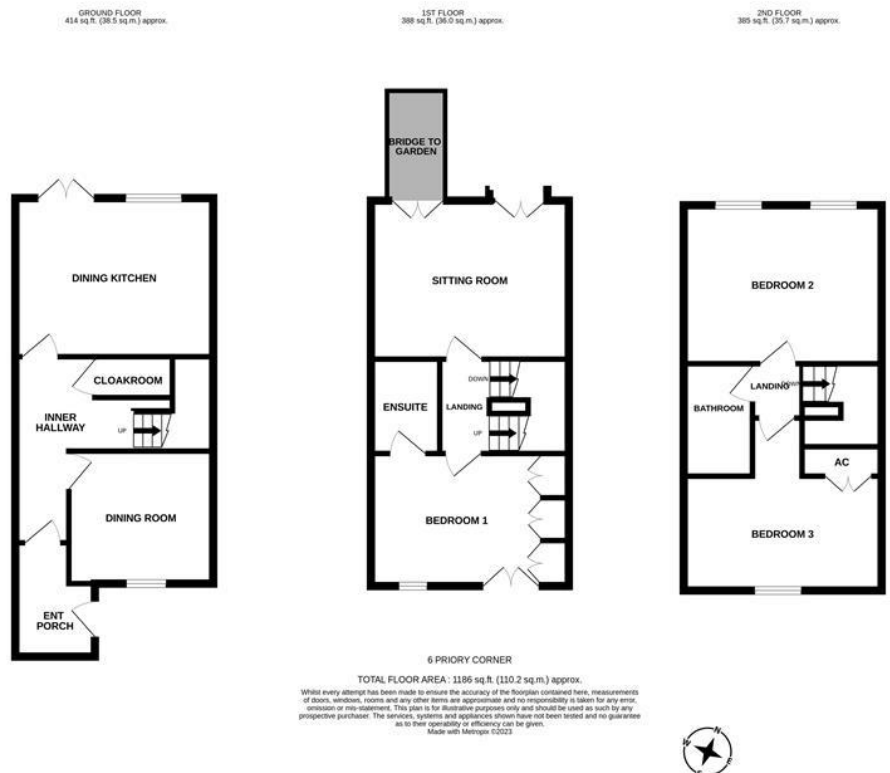
Council Tax

COUNCIL TAX BAND "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 C (78).



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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