

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFULLY PRESENTED AND MODERN 50% SHARED OWNERSHIP THREE BEDROOM SEMI-DETACHED FAMILY HOME OCCUPYING A CONVENIENT AND QUIET POSITION IN THE SOUGHT AFTER VILLAGE OF WELLAND. SPACIOUS AND VERSATILE ACCOMMODATION. MASTER BEDROOM WITH AN EN-SUITE, AIR SOURCE HEAT PUMP, LANDSCAPED PRIVATE GARDEN AND TANDEM PARKING. EPC RATING "C".**

## Kingston Close – Guide Price £150,000

18 Kingston Close, Malvern, Worcestershire, WR13 6LZ

3 1 2





# 18 Kingston Close

## Location & Description

Kingston Close is positioned in a popular development which was created by Bovis Homes over the last seven years and is set in the tranquil village of Welland. It is a country village but close to the Spa Town of Malvern which offers that little 'extra'. Malvern is host to a number of boutique shops and restaurants. Plus many mainstream facilities including Waitrose, Morrisons and the main banks. Not forgetting the famed Malvern Hills and the excellent Theatre Complex, which also houses a cinema, events hall, bar, restaurant as well as the theatre. The City of Worcester is close, being only 15 minutes car journey. The Cities of Gloucester and Hereford are also within easy reach.

The village has a range of facilities including a primary school, general stores and Post Office, café, two good quality pubs, village hall and local church. Two main line railway station in Malvern offer direct links to Worcester, Birmingham, London, Hereford and South Wales, while the M5 and M50 motorways are close by bringing the Midlands, South West and South Wales into an easy commute.

Educational needs are well catered for both in the public and private sectors at primary and secondary levels.

## Property Description

18 Kingston Close is a beautifully presented 50% shared ownership three bedroom semi-detached home spacious accommodation having an open plan kitchen, dining, sitting room situated on a modern development of similar properties and has been built to a high standard by Bovis Homes designed to offer light and airy rooms set over two floors benefitting from air source heating, double glazing and main bedroom with en-suite.

There is a private and enclosed rear garden with a log cabin benefitting from power and electricity and can be available by separate negotiation.

On entering the property the welcoming reception hallway provides access to all principle rooms and from the stairs ascend to the first floor. Positioned across the rear of the property is a wonderful open plan living, dining and kitchen providing a family orientated space with double glazed french doors opening to the garden.

To the first floor there is a generous master bedroom benefitting from a fitted en-suite and two further bedrooms serviced by the modern family bathroom.

The property is set back from the road behind a lawned and planted foregarden with a pedestrian path leading to the composite front door and storm porch with external lighting. There is tandem parking to the right hand side which provides gated access to the garden.

## Reception Hall

With tiled flooring, pendant light fitting, thermostat, stairs to first floor, door to WC.

## Open Plan Sitting, Dining Room and Kitchen 2.87m (9ft 3in) x 2.51m (8ft 1in)

A lovely open plan area ideal for family living. Range of base and eye level units with worktop over, electric HOB, extractor fan and eye level oven with built-in DISHWASHER, WASHING MACHINE, FRIDGE FREEZER and one and a half stainless steel sink and drainer. Double glazed window to the front, tiled floor and under cupboard lighting spotlights.





#### **Sitting and Dining Room 4.80m (15ft 6in) x 5.06m (16ft 4in) (max point)**

Carpet, space for dining table, pendant light fitting, space for bio-fuel fire, double glazed french doors with side panels opening to the garden, tv point, radiator, storage cupboard with water tank.

#### **WC**

Tiled floor, close coupled WC, pedestal wash hand basin, tiled splashback, radiator, ceiling light fitting, obscured double glazed window to the front.

#### **First Floor Landing**

Carpet, loft access point with partial boarding and doors to all rooms.

#### **Bedroom 1 3.92m (12ft 8in) x 3.15m (10ft 2in) (max point)**

Carpet, panelled walls, pendant light fitting, radiator, built-in wardrobe and door to the

#### **En-Suite**

Tiled floor, partially tiled walls, obscured double glazed window to the front, tiled shower cubicle, close coupled WC, wall mounted sink, radiator, spotlights and extractor fan.

#### **Bedroom 2 3.23m (10ft 5in) x 2.71m (8ft 9in)**

Carpet, double glazed window to the rear, radiator, ceiling light fitting.

#### **Bedroom 3 3.23m (10ft 5in) x 2.01m (6ft 6in)**

Carpet, double glazed window to the rear, pendant light fitting, radiator.

#### **Bathroom**

Tiled floor and partially tiled walls, panelled bath with shower connected, spotlights, extractor fan, close coupled WC, wall mounted sink, towel radiator, obscured double glazed window to the side.

#### **Outside**

The garden can be accessed from the secure gate from the driveway and from french doors from the sitting room which open onto a patio area where stepping stones lead to the log cabin (described later). The garden is mainly laid to lawn and enjoys a private and mature aspect with planted borders providing colouring hedging and flowers throughout the year. To the rear of the garden is a seating area ideal for entertaining. Hardstanding with SHED. External lighting and water tap.

#### **Log Cabin**

Available by separate negotiation. Power and electricity connected and can be the ideal home office. Contact the office for pricing.

#### **Agent's Note**

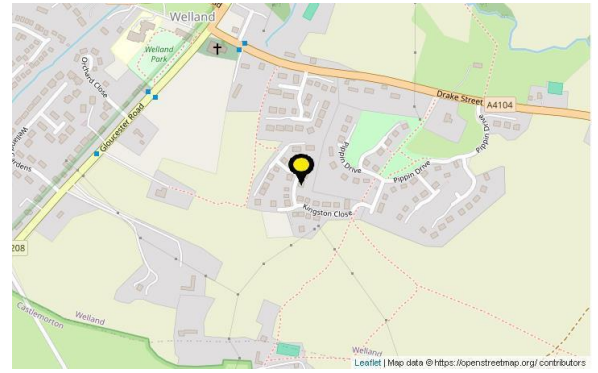
50% shared ownership property. Monthly fees as follows:  
 50% share owned by Halo Housing  
 50% rent for owners of 18 Kingston Close £435 per month.  
 Service Charge £36.33 per month of communal maintenance.  
 Note that these fees may be subject to change on an annual basis.  
 Notice will be given by Halo.  
 Lease 125 years from 2018.

The property is a Designated Protected Area listed in the capital funding guide page. More information on which can be provided by Heylo Housing.



## Directions

From the John Goodwin office on the High Street, go left into Old Street, follow this road out onto the Welland Road A4104. Continue along this road and then take the turning on the left hand side into Pippin Drive. Take the third turning on the left hand side into Fortune Avenue and then the first turning on the right hand side into Kingston Close. Follow this road for a short distance where the property can be found on the right hand.



## Services

We have been advised that mains electricity, water and drainage are connected to the property. Heating and hot water is provided by way of an air source heat pump. 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 shared ownership, 50% owned by Halo Housing. 125 year lease from 2018, details in Agent's note.

## 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

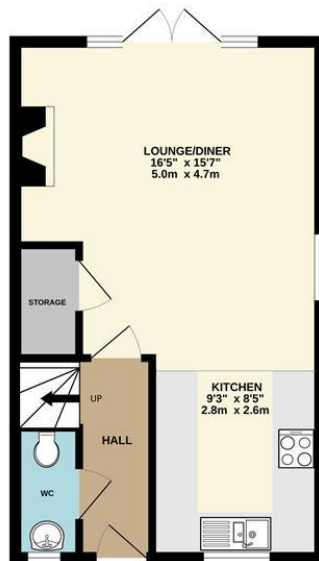
COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

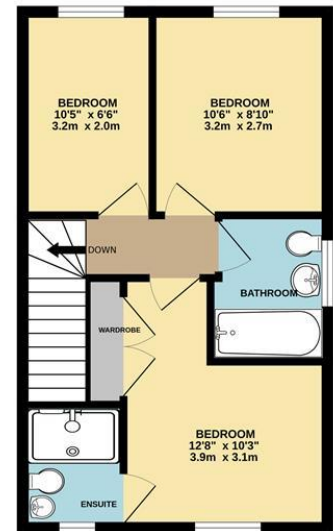
## EPC

The EPC rating for this property is C (80).

GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
Made with Measure 12/2025

## 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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