

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS SEMI-DETACHED HOUSE IN NEED OF SOME UPDATING OCCUPYING A CORNER PLOT SITUATED IN A POPULAR LOCATION CLOSE TO THE AMENITIES OF BARNARDS GREEN OFFERING THREE BEDROOMED ACCOMMODATION, SEPARATE OFFICE, GARDEN AND OFF ROAD PARKING. EPC "F"**

## Bellars Lane – Guide Price £275,000

27 Bellars Lane, Malvern, Worcestershire, WR14 2DJ

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# 27 Bellars Lane

## Location & Description

The property enjoys a convenient position less than half a mile from the well served and busy centre of Barnards Green where there is a comprehensive range of amenities including shops, supermarket and takeaways. The cultural and historic town centre of Great Malvern is less than a mile distant. Here there is a wider choice of shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

The immediate area is particularly well served by local schools at primary and secondary levels in both the state and private sectors including The Chase, Malvern College and Malvern St James Girls' School. Transport communications are also excellent. There is a mainline railway station only about fifteen minutes away on foot and junction 7 of the M5 motorway at Worcester is just 8 miles.

The property is close to open countryside and Malvern Common is only a mile away. In addition to this the paths and bridleways that criss-cross the full range of the Malvern Hills are just five minutes by car.

## Property Description

27 Bellars Lane is a spacious and flexible semi-detached property sitting on a corner plot, it is in need of some updating which offers a purchaser the opportunity to put their stamp on the house.

The property currently comprises sun room, sitting room, dining room, kitchen, ground floor bedroom and bathroom (ideal for a teenager or dependant), two further bedrooms on the first floor and a shower room. There is a separate office accessed via the garden.

It is set back from the road behind a well loved fore-garden currently used as a vegetable garden with raised beds with a parking space to the side. Gated access opens to the side of the house. A pathway leads through the vegetable garden to the front door which opens to

## Entrance Porch

Carpet, wall mounted lights, window into garden room and UPVC front door opening to

## Entrance Hall

Carpet, ceiling light fitting, wall mounted light and understairs storage cupboard. Stairs to first floor, electric heater and glass panelled door opening to

## Sitting Room 3.54m (11ft 5in) x 3.28m (10ft 7in)

Wood effect floor, ceiling light fitting and four wall mounted lights. Radiator, TV point and brick fireplace with wood currently housing coal effect electric fire, but offering a purchaser the opportunity to create an open fireplace or fit a gas fire (piping already in place). Open to dining room (described later) and UPVC patio doors opening to

## Sun Room

Carpet and windows to three sides





#### **Dining Room 4.06m (13ft 1in) x 3.82m (12ft 4in)**

Carpet, four wall mounted lights, radiator and double glazed window to side aspect. Wall mounted electric heater, TV point and door opening to storage cupboard. Window through to kitchen. Opening to

#### **Kitchen 4.16m (13ft 5in) x 2.76m (8ft 11in)**

Vinyl floor, ceiling light fitting, radiator and double glazed window to side aspect. Range of base and eye level units with worksurface over. Stainless one and half bowl sink with mixer tap and drainer. Space for washing machine and fridge. Space for a dining table or additional white goods. Pipework ready for a gas boiler to be fitted if desired. Door opening to

#### **Rear Hall**

Vinyl floor, two ceiling light fittings, radiator and door opening to storage cupboard. Double glazed UPVC door opening to side. Door opening to bedroom 3 (described later) and door opening to

#### **Bathroom**

Vinyl floor, ceiling light fitting, radiator and double glazed window with obscured glass. Wall mounted electric heater and radiator. Low level WC, wash hand basin and panelled bath with Triton electric shower over



#### **Bedroom 3 4.23m (13ft 8in) x 3.38m (10ft 11in)**

Carpet, pendant light fitting, radiator and double glazed window to side aspect

#### **FIRST FLOOR**

##### **Half Landing**

Carpet, loft access point and open to inner landing (described later). Stairs up to

##### **Main Landing**

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

#### **Bedroom 1 3.59m (11ft 7in) x 3.25m (10ft 6in)**

Wood effect floor, two pendant light fittings, radiator and TV point. Double glazed window to front aspect and double glazed window to side aspect with wonderful views towards the Malvern Hills

##### **Inner Landing**

Carpet, ceiling light fitting, door opening to bedroom two (described later) and door opening to

##### **Shower Room**

Partially carpeted and partially vinyl floor. Velux window with obscured glass panel over. Door opening to storage cupboard and door opening to additional storage cupboard. Low level WC, wash hand basin and shower cubicle with Triton shower over

#### **Bedroom 2 2.87m (9ft 3in) x 1.94m (6ft 3in)**

Carpet, pendant light fitting and double glazed window to side aspect with views towards the Malvern Hills. Raised platform ideal for a bed

#### **Separate Office Space 2.27m (7ft 4in) x 2.27m (7ft 4in)**

Recently renovated. Accessed via the side paved pathway with UPVC door, light and power

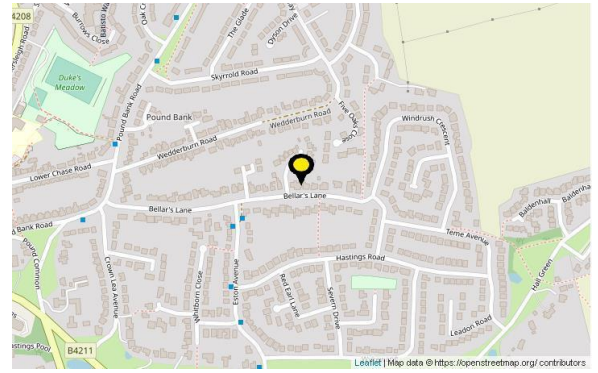
##### **Outside**

A paved pathway leads down the side of the property to the rear where additional garden space can be found offering a purchaser a blank canvas to do with as they please. Within the garden is a fascinating **AIR RAID SHELTER**



## Directions

From the centre of Great Malvern proceed down Church Street into Barnards Green passing Malvern St James Girls School and Sports Centre. Continue to a major island taking the third exit to the left passing through Barnards Green before taking the next turn left into Pound Bank Road. Follow this route downhill, turning right into Bellars Lane. Pass the right hand turn into Eston Avenue and the property can be found on the left after a short distance.



## Services

We have been advised that mains services are connected to the property. Heating is by way of electric, but mains gas is connected to the property ready for a purchaser. 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 "B"

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 F (36).



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