

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



IN NEED OF COSMETIC REFURBISHMENT AND OFFERING POTENTIAL, SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT, TO BE EXTENDED. A DELIGHTFULLY SITUATED THREE BEDROOMED SEMI-DETACHED PROPERTY SITUATED ON A LOVELY PLOT WITH GENEROUS REAR GARDEN AND AFFORDING FINE VIEWS TO THE MALVERN HILLS WITHIN THIS POPULAR AND MUCH SOUGHT AFTER VILLAGE. AMPLE OFF ROAD PARKING. EPC RATING "E" NO CHAIN.

5 Glanford - Offers in Excess of £280,000

Welland Road, Hanley Swan, Malvern, WR8 0DA



5 Glanford

Location & Description

Located in the highly regarded south Worcestershire village of Hanley Swan, approximately four miles from the well served town of Great Malvern and a similar distance from the busy riverside town of Upton upon Severn. The village itself boasts an excellent range of local amenities including a general stores and Post Office, a very popular pub, village hall, church and primary school. The focal point of Hanley Swan is its village pond.

The cultural spa town of Great Malvern has a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Upton upon Severn also has an excellent choice of facilities and is well known for its riverside marina and summer music festivals. The city of Worcester is about ten miles away and junction 1 of the M50 motorway, south of Upton, is less than seven miles.

For those who need to walk the dog or enjoy the outdoor life the network of paths and bridleways that criss-cross the Malvern Hills are less than five minutes away by car and the Severn Valley is also nearby.

Property Description

5 Glanford is an ex local authority semi-detached property situated within a prime location in the popular and much sought after village of Hanley Swan. The property has been well maintained over the years but is now in need of some cosmetic refurbishment giving any discerning buyer the opportunity to make the property their own. The generous plot that the property is situated on adds to its desirability and subject to the relevant permissions being sought has the potential to be extended further to the rear.

The property is initially set back from the road behind a hedged perimeter with wrought iron double vehicle gates accessing the driveway continuing to the side of the property.

A wrought iron pedestrian gate between the hedged perimeter leads to a paved pedestrian path past the planted foregarden to the front door opening to the living accommodation which has wonderful westerly views from the front aspect up to the Malvern Hills and over the generous rear garden.

The living accommodation is in need of some cosmetic refurbishment but does benefit from double glazing and electric storage heating.

The living accommodation in more detail comprises:

Entrance Porch

Accessed via a double glazed front door with further double glazed windows to front and side. Wall light point. Obscured multi-panel wooden glazed front door opening through to

Reception Hallway

Having stairs rising to first floor. Useful understairs storage cupboard, ceiling light point, door to kitchen described later and door opening through to

Sitting Room 4.93m (15ft 11in) x 3.75m (12ft 1in) maximum into recess

Having a wonderful dual aspect flooded with natural light through the easterly and westerly double glazed windows. An electric fire set into a feature sandstone effect fireplace with mantel and hearth. Ceiling light point, electric storage heater.





Dining Kitchen 4.00m (12ft 11in) x 3.72m (12ft)

Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. Stainless steel sink unit with mixer tap and drainer set under the double glazed window to side. Ceiling light points, electric storage heater. Space and connection point for undercounter white goods and electric cooker. Door opening through to

Rear Hallway

Having a useful recessed storage area, ceiling light point, glazed wooden door accessing the passageway (described later) and door opening through to

Wet Room

Fitted with a low level WC, pedestal wash hand basin and curtained shower enclosure with electric shower over. Splashbacks in complimentary tiling, obscured double glazed windows to sides, electric wall mounted fan heater and further wall mounted electric towel rail.

Rear Passageway

Having a UPVC double glazed pedestrian giving access to garden and double glazed windows to side. Having a polycarbonate sloped roof.

First Floor Landing

Double glazed window to front, ceiling light point, loft access point and doors opening through to

Bedroom 1 4.03m (13ft) x 3.69m (11ft 11in) maximum into recess

Double glazed window to rear overlooks the rear garden. A good sized double bedroom with ceiling light point and electric storage heater. Airing cupboard housing the hot water cylinder with useful shelving over.

Bedroom 2 2.37m (7ft 8in) x 3.44m (11ft 1in)

Also positioned to the rear of the property with double glazed window. Fitted double wardrobe with hanging space and cupboards over. Electric storage heater, ceiling light point.

Bedroom 3 2.42m (7ft 10in) x 2.79m (9ft)

Positioned to the front of the property and enjoying wonderful westerly views to the Malvern Hills through the double glazed window. Ceiling light point, electric storage heater.

Separate WC

Having a low level Saniflow WC with corner wash hand basin. Tiled splashback, ceiling light point, wall mounted extractor fan.

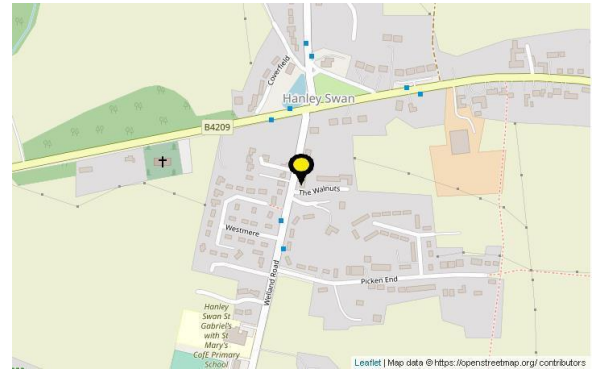
Outside

One of the key selling features of this property is the generous easterly facing garden. Extending away from the property is an initial paved patio area making a fantastic seating space and where the pleasures of this setting can be enjoyed. This area also benefits from two useful wooden **SHEDS** as well as a **GREENHOUSE**. A paved pedestrian path continues down the right hand side of the property leading to the lawn which is generous in length and planted with mature fruit trees and interspersed with shrubs. The whole garden is enclosed by a fenced and hedged perimeter with gated pedestrian access to the driveway. The garden further benefits from a water tap.



Directions

From the agents office in Malvern proceed south along the A449 Wells Road towards Ledbury for just under two miles before forking left onto the Hanley Road B4209 signed The Hanley's and Upton. Follow this route downhill for approximately half a mile past the Three Counties Showground and passing through a set of traffic lights. Continue for 1.5 miles into Hanley Swan where at the staggered crossroads turn right towards Welland. After a short distance the property can be found on the left hand side.



Services

We have been advised that mains electricity, water and drainage are connected to the property. Heating is provided by electric storage heaters. 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

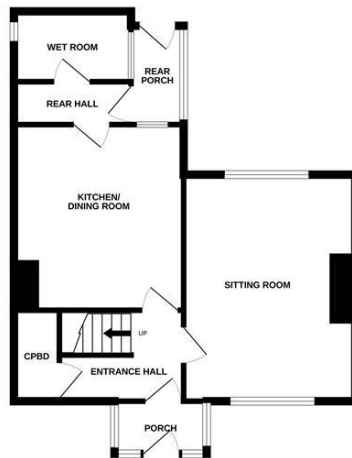
COUNCIL TAX BAND "C"

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

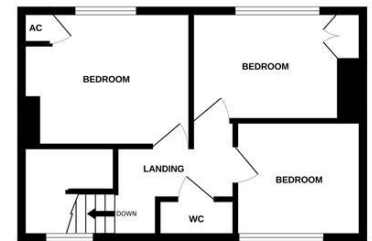
EPC

The EPC rating for this property is E (49).

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



5 GLANFORD

TOTAL FLOOR AREA : 905 sq.ft. (84.0 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 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.
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EST. 1981

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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.

