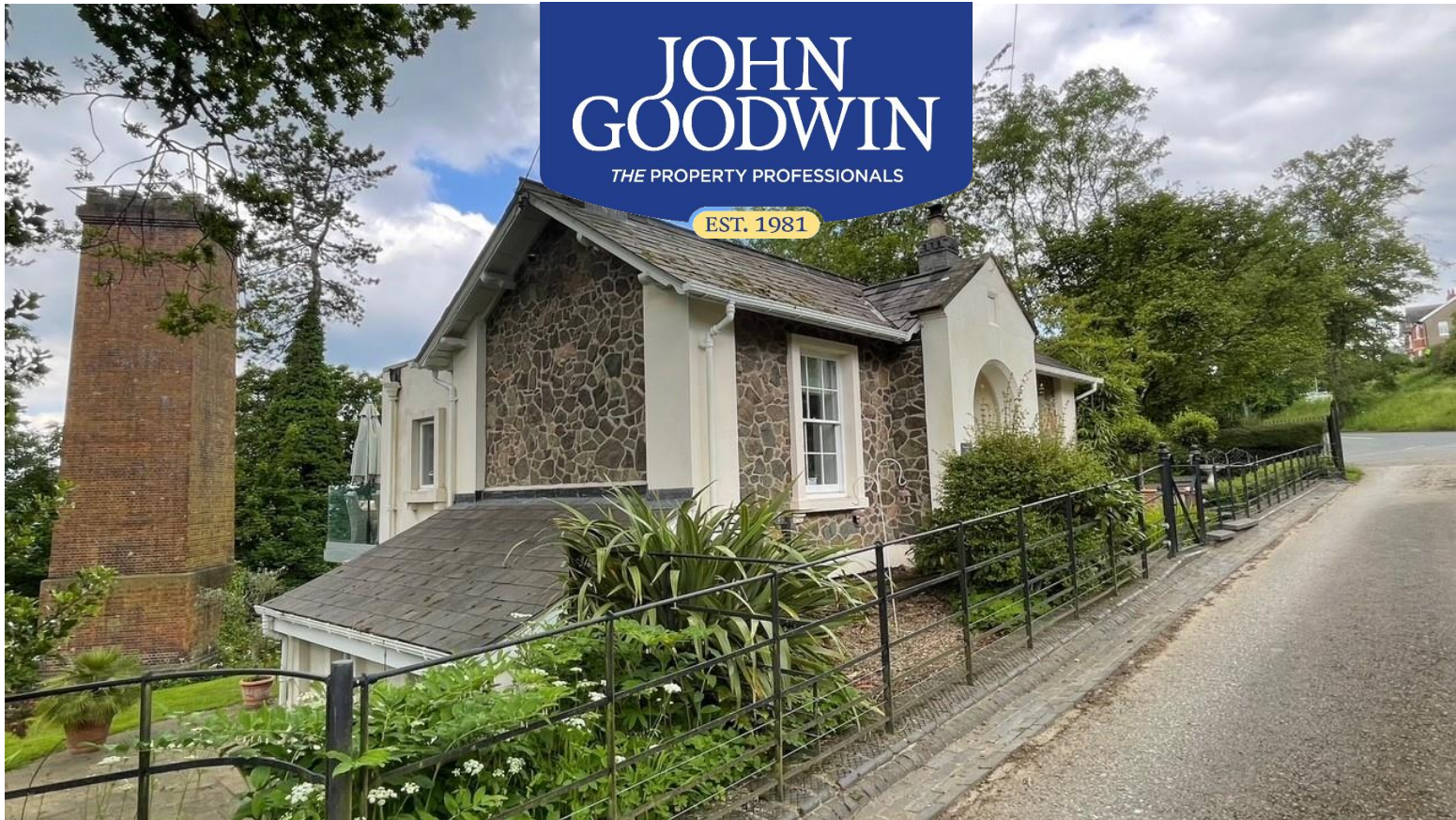


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DELIGHTFUL EXTENDED SPLIT LEVEL 3 BEDROOM DETACHED LODGE HOUSE SET IN A BEAUTIFUL LOCATION IN UPPER COLWALL WITH CONVENIENT ACCESS TO THE VILLAGE OF COLWALL AND GREAT MALVERN TOWN CENTRE AND FOR WALKS ON THE MALVERN HILLS. THE PROPERTY IS OFFERED FOR LET UNFURNISHED AND COMPRISES ENTRANCE HALL, CLOAKROOM, SNUG WITH WOODBURNING STOVE, KITCHEN WITH APPLIANCES, LOUNGE AREA WITH PATIO DOORS LEADING ON TO BALCONY, DOWNSTAIRS THERE ARE THREE BEDROOMS, MASTER WITH ENSUITE SHOWERROOM, FAMILY BATHROOM AND UTILITY ROOM. PARKING AREA AND TERRACED GARDEN WITH A PATIO AREA. GAS CENTRAL HEATING.

Deposit: £2019.23

NO PETS. CHILDREN CONSIDERED.

EPC RATING D. COUNCIL TAX BAND E.

£1,750 Per Month

West Linden Lodge, Ballards Drive, Upper Colwall, Malvern, Worcestershire, WR13 6PP

3 2 3

Ballards Drive, Malvern

A delightful extended split level detached lodge house set in a beautiful location in Upper Colwall with convenient access to the village of Colwall and Great Malvern town centre and for walks on the Malvern Hills. The property is offered to let unfurnished and comprises; entrance hall with cloakroom and stairs, cosy snug with wood burning stove, kitchen with integrated appliances and dining area with patio doors opening onto the balcony, living room with partially glazed roof and exposed Malvern Stone feature wall and patio doors opening onto the balcony, stairs leading to the downstairs hallway and bedrooms, master bedroom with patio doors leading to the garden and fitted dressing room with ensuite shower room, two further double bedrooms with fitted wardrobes, family bathroom with shower over bath, utility room with washing machine and fitted units. The property further benefits from a gravelled parking area and terraced garden with a patio area. Gas central heating.

Deposit: £2019.23

NO PETS. CHILDREN CONSIDERED.

EPC RATING D. COUNCIL TAX BAND E.

Directions

As you drive down the hill from the Malvern direction on Walwyn Road heading into Upper Colwall, you will see Chase Road forking off to your left on the sharp right-hand bend. Ballard's Drive is immediately next to Chase Road. It is a private drive leading to Linden Manor and is flanked by two black wrought-iron entrance gates. West Linden Lodge is the property on your right-hand side. There are two gravelled parking spaces alongside the property.

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 infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

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 by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (67).

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.



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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.

