

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN EXTENDED FIVE BEDROOM DETACHED FAMILY HOME SITUATED IN THIS HIGHLY CONVENIENT AND DESIRABLE RESIDENTIAL AREA LOCATED WITHIN EASY REACH OF AMENITIES INCLUDING THE TRAIN STATION AND MALVERN LINK COMMON PROVIDING DECEPTIVELY SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT WITH DOWNSTAIRS BEDROOM AND WET ROOM WITH POTENTIAL FOR INDEPENDENT LIVING, DOUBLE DRIVEWAY, DETACHED GARAGE AND BEAUTIFULLY MAINTAINED SOUTH FACING REAR GARDEN. EPC D. NO CHAIN.

Meadow Road – Guide Price £475,000

62 Meadow Road, Malvern, Worcestershire, WR14 2SD

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62 Meadow Road

Location & Description

62 Meadow Road enjoys a convenient position close to the bustling shopping precinct of Malvern Link that offers a range of independent shops, Co-op supermarket, eateries, takeaways, public houses and community facilities. Further and more extensive amenities are available in the cultural spa town of Great Malvern and on the retail park in Townsend Way.

The property is particularly well placed for access to an excellent transportation network including a regular bus service connecting the neighbouring areas and a mainline railway station at Malvern Link offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is positioned just outside Worcester bringing The Midlands, South West and South Wales into an easy commute. Educational facilities are well catered for at primary and secondary levels in both the state and private systems.

Property Description

62 Meadow Road is a deceptively spacious detached and extended five bedroom family home situated within this popular and much sought after location. The accommodation is spacious and versatile offering downstairs bedroom and wet room and requires modernisation providing prospective purchasers the opportunity to put their own stamp on the property as it is offered with no onward chain.

The property is set back from the road in this prime position on a desirable estate behind a lawned foregarden and a double driveway which provides ample off road parking and a car port to the side. The driveway leads to the garage and secure side gate and to the UPVC front door which sits underneath the storm porch with external lighting and opens to the:

Entrance Hall

Understairs storage cupboard, carpet, radiator, pendant light fitting, stairs to first floor. Doors to the sitting dining room and kitchen.

Sitting/Dining Room 7.90m (25ft 6in) x 3.66m (11ft 10in)

Carpet, dual aspect double glazed windows to the front and rear overlooking the garden, gas fireplace feature with brick surround, two radiators, two pendant light fittings, two wall lights. Door to further reception room, downstairs wet room and bedroom.

Further Reception Room

Carpet, air conditioning and heating unit with pendant light fitting, fire (which is currently not working), sliding patio doors opening to the garden, door to the wet room and bedroom. The further reception room, bedroom and wet room of the property provides versatile accommodation throughout and could be ideal for a family member who is looking for their own space while still being within the family home.

Bedroom 1.96m (6ft 4in) x 3.38m (10ft 11in)

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

Wet Room

Vinyl flooring, vanity wash hand basin, panelled walls, Triton electric shower, obscured glazed window to the side, close coupled WC, ceiling light fitting, chrome heated towel rail.





Kitchen 2.99m (9ft 8in) x 2.73m (8ft 10in)

Range of base and eye level units, double glazed window to the rear overlooking the garden, space for fridge freezer, built-in OVEN and GRILL with Indesit HOB, space for slimline dishwasher, extractor fan, stainless steel sink and drainer, partially tiled walls, pendant light fitting, vinyl flooring and door to driveway.

Landing

Carpet, pendant light fitting, airing cupboard with hot water tank.

Study

Floorboards, radiator, two ceiling light fittings, loft access point, double glazed window to the rear overlooking the garden, doors to two bedrooms (which form part of the extension)

Bedroom 3.59m (11ft 7in) x 3.38m (10ft 11in)

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

Bedroom 3.59m (11ft 7in) x 3.38m (10ft 11in) (max point)

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

Bedroom 3.95m (12ft 9in) x 3.61m (11ft 8in)

Carpet, pendant light fitting, double glazed window to the front, built-in wardrobes and radiator.

Bedroom

Double glazed window to the front, pendant light fitting, radiator.

Bathroom

Panelled bath, pedestal wash hand basin, obscured glazed window to the rear, tiled walls, ceiling light fitting.

WC

Vinyl flooring, close coupled WC, radiator.

Outside

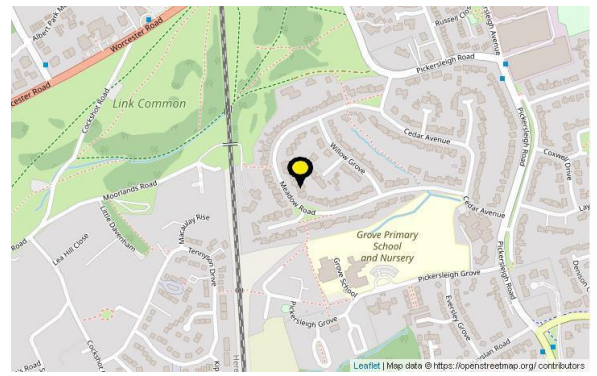
The rear garden is accessed from either side of the property and patio sliding doors from the snug which opens to a large patio area ideal to enjoy the sunshine and alfresco dining in a private setting. Lawned section with mature planted borders and sections giving colour throughout the year. The garden has been well maintained over the years and enjoys a mature, peaceful and private setting with a south facing aspect. Garden SHED, external water tap.

Detached Garage 5.73m (18ft 6in) x 2.79m (9ft)

Accessed via an up and over door from the driveway, power and electricity connected, glazed window to the rear.

Directions

From the selling agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. At the first set of traffic lights at Link Top continue straight on bearing right downhill with the common on your right hand side. Just after the fire station on your left and at the bottom of the common turn right into Pickersleigh Road. Follow this route for a few hundred yards where it begins to bear sharply to the left and turn right into Cedar Avenue. Take the turn right into Meadow Road and number 62 can be found on the left as indicated by the agents For Sale board.



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.

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 D (59).

GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1345 sq.ft. (124.9 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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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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