

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN IMMACULATELY PRESENTED END TERRACE COTTAGE WITH PERIOD FEATURES IN AN ELEVATED SETTING WITH BREATHTAKING VIEWS OVER THE SEVERN VALLEY. IN A CONVENIENT POSITION CLOSE TO LOCAL AMENITIES, SET OVER THREE FLOORS WITH GARDEN AND LARGE STRIP OF LAND WITH POTENTIAL TO CREATE OFF ROAD PARKING OR SPACE FOR HOME OFFICE (SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT). ENERGY RATING "D", NO CHAIN

Jasmine Cottage - Guide Price £287,500

26 West Malvern Road, Malvern, WR14 4NA

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Jasmine Cottage, 26 West Malvern Road

Location & Description

Located in the popular and much sought after residential district of North/West Malvern and occupying an elevated position on the westerly slopes of the Malvern Hills affording glorious and far reaching views over the undulating Worcestershire countryside. West Malvern has an active community mainly centred around the village hall. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern where there is a range of independent shops, Waitrose supermarket, restaurants, cafes, public houses, take aways and community facilities including the famous theatre complex with concert hall and cinema.

Transport communications are excellent with a bus route servicing North/West Malvern as well as mainline railway stations in Colwall, Malvern Link and Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester bringing the Midlands, South West and South Wales into an easy commute.

Educational needs are well catered for with some excellent schools in both the private and state sectors including a popular primary school in West Malvern as well secondary schools in Malvern.

The property is well situated to gain access to the network of footpaths and bridleways that criss-cross the surrounding countryside and the Malvern Hills themselves.

Property Description

Jasmine Cottage is an immaculately presented period end terrace cottage benefitting from original charm and modernised internally set over three floors enjoying an elevated setting in this popular residential area, affording spectacular views over the Severn Valley.

The property has a low maintenance garden to the rear and a further large strip of land provides plenty of opportunity to buyers to create off road parking or there is space for a home office (subject to the relevant permissions being sought).

The house is set back from the road behind a brick wall boundary which gives access to steps that lead to the UPVC front door. To the left of the property is a driveway over which number 26 has a right of access and leads to the strip of land previously mentioned.

The accommodation in more detail comprises:

Entrance Hall

Stairs to first floor and lower ground floor. Pendant light fitting, radiator, obscure double glazed window to side and carpet. Door to

Sitting Room 5.78m (18ft 8in) x 3.28m (10ft 7in)

Carpet, feature stone fireplace, radiator, dual aspect double glazed windows to front and rear enjoying lovely views. Two pendant light fittings.





First Floor

Landing

Access to loft space and over-stairs storage cupboard on landing, carpet, obscure double glazed window to side, two pendant light fittings, double glazed window to the front with view to the hills. Door to

Bedroom 1 3.15m (10ft 2in) x 3.13m (10ft 1in)

Carpet, double glazed window to rear with fine views over the valley, radiator and pendant light fitting.

Bedroom 2 2.51m (8ft 1in) x 2.48m (8ft)

Carpet, radiator, double glazed window with views and pendant light fitting.

Lower Ground Floor

Hallway

Understairs storage space and coat hook rail on wall. Obscure double glazed window to side, radiator, carpet, pendant light fitting and entrance to

Kitchen/Breakfast Room 3.33m (10ft 9in) x 3.15m (10ft 2in)

Vinyl flooring, range of base and eye level units with worktop over and breakfast bar seating. Zanussi cooker with double oven and Siemens dishwasher (both included in sale). Worcester Bosch boiler, partially tiled walls, three ceiling light fittings, cupboard housing fuse box and electric meter, double glazed window to rear with view over the valley and double glazed door to the garden and open to

Utility

Vinyl flooring, base cupboard unit with worktop over, Zanussi washer/dryer and Bosch fridge freezer (both included in sale), ceiling light fitting and door to

Bathroom

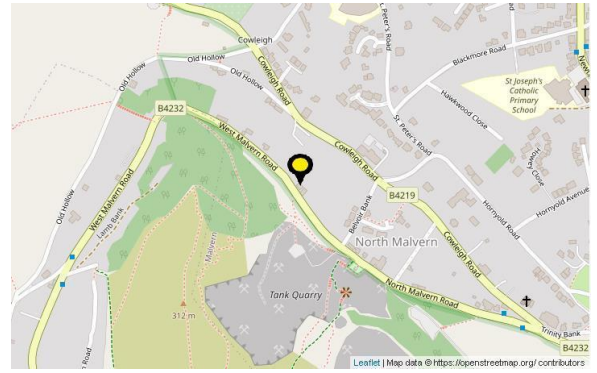
Vinyl flooring, close coupled WC, panelled "P" shaped bath with taps and shower connected, partially tiled and panelled walls, obscure double glazed window to rear, pedestal wash hand basin, radiator and built in shelving unit.

Outside

The garden is mainly laid to gravel to the rear providing a low maintenance yet mature aspect with plenty of planted colourful shrub and flower borders and breathtaking views over the Severn Valley towards Worcester. There is a lean-to/porch over the kitchen door with storage space. A gate from the garden opens to the large strip of land that provides potential purchasers an ideal opportunity to create either off road parking or to erect the likes of a home office (subject to the relevant planning permissions being sought). There is currently a SHED and hardstanding to the rear.

Directions

From the agent's office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After just over a quarter of a mile bear left into North Malvern Road following this route up hill for a further quarter of a mile where the property will be found on the right hand side 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 "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 D (62).



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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