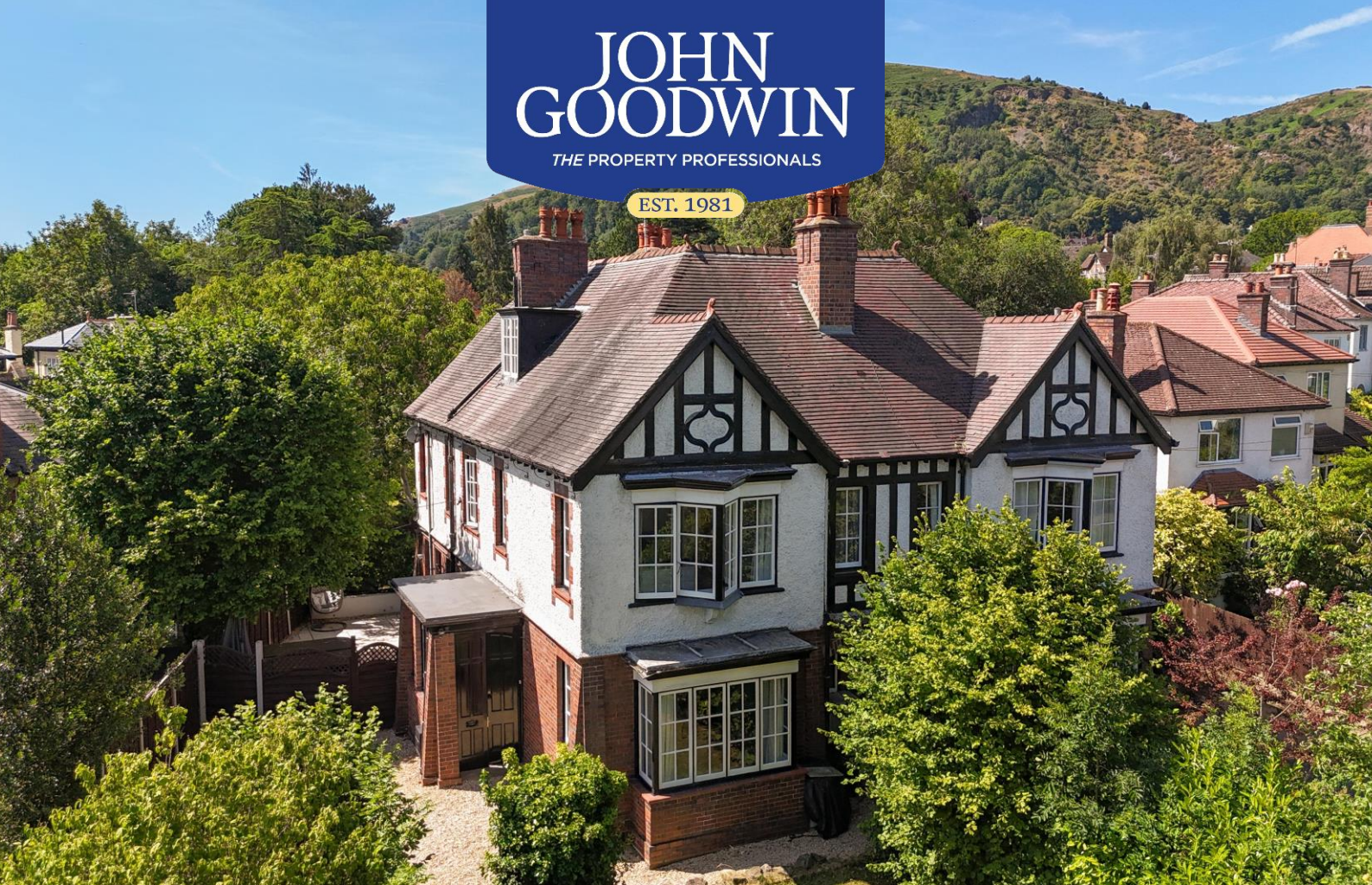


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN IMPRESSIVE AND SPACIOUS FIVE BEDROOM SEMI-DETACHED VICTORIAN HOME OF 2,267 SQ. FT. WHICH HAS BEEN SYMPATHETICALLY REFURBISHED MAINTAINING A WEALTH OF PERIOD CHARM IN A HIGHLY DESIRABLE RESIDENTIAL AREA OCCUPYING AN ELEVATED POSITION WITH FINE VIEWS TOWARDS THE MALVERN HILLS, PRIVATE AND SECURE GARDEN TO THREE SIDES AND OFF ROAD PARKING. EPC "E"**

## Albert Park Road – Guide Price £640,000

29 Albert Park Road, Malvern, Worcestershire, WR14 1HW

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# 29 Albert Park Road

## Location & Description

29 Albert Park Road enjoys a fine setting in a highly regarded residential location which is within close proximity to the open expanse of Malvern Link Common and approximately half a mile from the centre of Great Malvern, a cultural and historic town with comprehensive range of amenities giving shops, banks, Waitrose supermarket and a range of cafes, restaurants, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. It is also close to the busy neighbourhood of Malvern Link where there are further amenities approximately a mile away, as Malvern's main retail park where one can find a number of familiar High Street names.

For dog walkers and lovers of the outdoors not only is Link common the doorstep but the property sits within close proximity to the foot of the Malvern Hills.

Educational facilities are second to none at both primary and secondary levels and both the private and state sectors.

Transport communications remain excellent with a mainline railway station in Malvern Link just a few minutes walk and offers direct trains to both London and Birmingham. Both the M5 and M50 motorways are easily accessible offering many commuting options.

## Property Description

29 Albert Park Road is a beautifully presented and spacious five bedroom semi-detached period property set over three floors offering flexible accommodation and totalling approximately 2,267 sq. ft. and the property offers five large bedrooms over three floors with the possibility of independent living on the top floor and the property offers spectacular views from the rear up to the Malvern Hills and is perfectly orientated for family life in a prime residential area.

The property enjoys a wealth of period charm both internally and externally with the original detailed architectural designs including the likes of original fireplaces in all bedrooms and the servants' bells which remain in the kitchen. The current owners have thoughtfully modernised the property throughout to a very high standard to create a light and stylish blend of contemporary living. The property occupies an elevated position behind a Malvern stone wall and hedged and fenced foregarden with off road parking space where steps lead up to the gravel path provides access to the secure side gate and the large double wooden doors opening to the

## Porch

Original tiled floor, glazed window to the side, wooden stained glass door opening to the

## Downstairs WC

Vinyl flooring, radiator, glazed window to the side, ceiling light fitting and wall mounted sink.

## Hallway

Original patterned tiled flooring throughout, wall light, stairs to first floor and cellar (described later), radiator, two pendant light fittings and doors to dining room, breakfast kitchen and

## Sitting Room 5.78m (18ft 8in) x 4.00m (12ft 11in)

Lovely arched feature and original bay window overlooking the foregarden with two further glazed windows to the side and front, a wood burning stove with a detailed fireplace surround on a slate hearth, two wall lights, carpet and ceiling light fitting.

## Dining Room 3.80m (12ft 3in) x 3.59m (11ft 7in)

A large fireplace feature being the main focal point of the room with radiator, laminate flooring, pendant light fitting, storage to alcove, glazed window to side and ceiling light fitting.







### **Kitchen Breakfast Room/Dining Room 5.76m (18ft 7in) x 5.19m (16ft 9in) (max point)**

A sociable open plan and light space, ideal for family living with direct access to the rear garden through the large bay door and window surround. Separate door to the side. Tiled floor and a range of base units with wooden worktop over, Belfast sink and Belling OVEN, space for fridge freezer, glazed window to the side, partially tiled walls and two ceiling light fittings and space for dining table. Door to

### **Utility**

Ceiling light fitting, boiler, space and plumbing for white goods.

### **Cellar**

Power and electricity connected.

### **First Floor**

Original architectural designed archway, doors to three bedrooms, bathroom, airing cupboard, carpet, three pendant light fittings and radiator.

### **Bedroom 1 5.81m (18ft 9in) x 4.03m (13ft)**

Carpet, original fireplace, tiled surround, two ceiling light fittings, radiator, angular boxed window and further glazed surround.

### **Bedroom 2 5.01m (16ft 2in) x 3.51m (11ft 4in)**

Carpet, two glazed windows to the side, original fireplace feature with tiled surround, radiator, pendant light fitting.

### **Bedroom 3 3.75m (12ft 1in) x 3.51m (11ft 4in)**

Carpet, large glazed window to the rear with a beautiful view towards the Malvern Hills. Ceiling light fitting, radiator, original fireplace feature.

### **Bathroom**

Vinyl flooring, free standing bath and separate tiled shower cubicle with mains shower connected, three obscured dual aspect glazed windows, extractor fan, vanity wash hand basin with mirror, two ceiling light fittings and chrome heated towel rail.

### **Second Floor**

This could be used for independent living

### **Landing**

Doors to all rooms, large sky lantern bringing in plenty of natural light, ceiling light fitting.

### **Bedroom 4 4.52m (14ft 7in) x 4.42m (14ft 3in)**

Original fireplace feature, glazed window to the rear with lovely views to the hills, radiator, ceiling light fitting.

### **Bedroom 5 4.65m (15ft) x 2.66m (8ft 7in)**

This room could also be the ideal home office, dormer glazed window with views over the Severn Valley, original fireplace feature, pendant light fitting, radiator.

### **Shower Room**

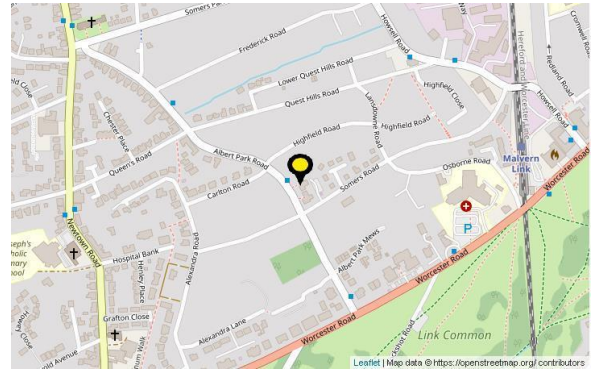
Tiled floor and partially tiled walls. Heated towel rail, wall mounted sink and tiled shower cubicle with mains shower connected. Close couple WC, pendant light fitting, extractor fan and eaves storage.

### **Outside**

The property which sits in an elevated position and the garden is to three sides with lawned sections to the front and a mature hedged and fence border to provide a private aspect and to the rear with planted mature and colourful borders with a wonderful outlook towards the Malvern Hills and enjoying a south facing aspect. There is a landscaped patio area to the side and continues to the rear which is ideal for alfresco dining and is securely gated and space for a hot tub. External lighting and water tap.



From the agent's office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link for approximately half a mile. At the first set of traffic lights at Link Top continue straight on bearing right down hill with Malvern Link common on your right hand side. After another 500 yards you will pass through another set of lights, take the first turn left after these lights into Albert Park Road where the property can be found on the left hand side just after Somers Road.



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.

We are advised (subject to legal confirmation) that the property is freehold.

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.

By appointment to be made  
through the Agent's Malvern  
Office, Tel: 01684 892809

COUNCIL TAX BAND "D"

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

The EPC rating for this property is E (40).



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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.