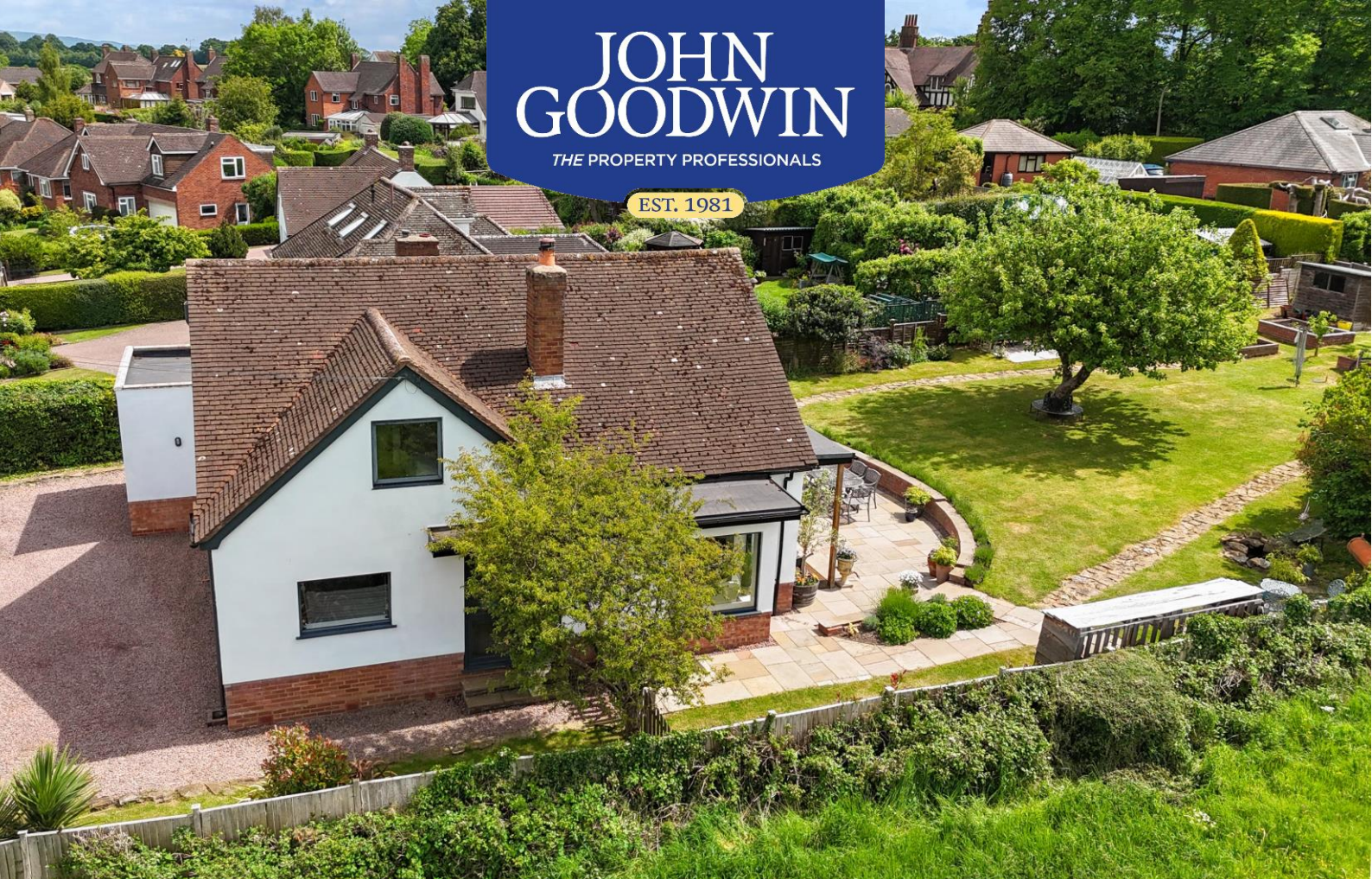


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MODERN DETACHED HOME THOUGHTFULLY RENOVATED THROUGHOUT DEMONSTRATING CONSIDERABLE IMAGINATION BY THE CURRENT OWNERS OCCUPYING A DESIRABLE RESIDENTIAL AREA ADJACENT TO POOLBROOK COMMON CLOSE TO THE AMENITIES OF BARNARDS GREEN OFFERING SPACIOUS AND VERSATILE ACCOMMODATION INCLUDING SITTING ROOM, DINING KITCHEN, FOUR BEDROOMS AND TWO BATHROOMS. WONDERFUL VIEWS TO THE MALVERN HILLS, LARGE REAR GARDEN WITH THE POTENTIAL FOR A HOME OFFICE/ ANNEXE WITH WATER AND ELECTRICITY ALREADY CONNECTED (SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT), AMPLE OFF ROAD PARKING AND GARAGE. EPC "D"

Bredon Grove - Guide Price £675,000

2 Bredon Grove, Malvern, Worcestershire, WR14 3JR

4 2 2



2 Bredon Grove

Location & Description

This is a fine opportunity to purchase a spacious detached home located in a popular residential area being within an easy walking distance to local amenities of shops, bus service, inn and open common land. Barnards Green is also close by offering a good range of shops, bank and Co-Op supermarket.

The town centre of Great Malvern has a further range of shops, banks, building societies, post office, restaurants and the Waitrose supermarket. Malvern, as well as being famous for its range of hills, is also renowned for its theatre complex with concert hall and cinema together with having recreational and sporting facilities at the Splash leisure centre and Manor Park sports club.

Transport communications are excellent with two mainline railway stations at Great Malvern and Malvern Link having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 7 miles distant and brings the Midlands and most parts of the country within easy travelling time.

Property Description

2 Bredon Grove is a spacious and light detached property sitting in a much sought after location abutting Poolbrook Common, benefitting from stunning views towards the Malvern Hills, double glazing and gas central heating. The current owners have demonstrated considerable imagination and attention to detail in renovating and refurbishing the property transforming this into an impressive contemporary family home.

The accommodation offers flexible living having a sitting room with wood burning stove, wonderful dining kitchen, four bedrooms (two being on the ground floor), ground floor shower room and a good sized bathroom on the first floor. To the rear of the property is a pleasant verandah which can be accessed both via the sitting room and dining kitchen, it is the perfect spot to take in the views whilst enjoying a morning coffee. The property also benefits from external light. To the rear of the garden is an area of hardstanding with electric, water and drainage all ready making it ideal for a purchaser to build a home office or separate annexe (subject to the relevant permissions being sought).

It is set back from the road behind a low brick wall with gravelled parking area offering ample off road parking comfortably for four vehicles. The driveway leads to the garage. The double glazed front door with obscured panels and matching side windows opens to

Entrance Hall

Wood effect floor, spotlights, upright radiator and stairs to first floor. Three handy built in storage cupboards. Doors opening to bedroom, office/bedroom, shower room and dining kitchen (all described later). Door opening to

Sitting Room 5.01m (16ft 2in) maximum into bay x 4.47m (14ft 5in) maximum

Wood effect floor, pendant light fitting, radiator and TV point. Large double glazed bay window with stunning views towards the Malvern Hills. Wood burning stove with tiled hearth. Double glazed patio doors opening to the verandah (described later)

Dining Kitchen 7.36m (23ft 9in) x 4.52m (14ft 7in)

A spacious room perfect for family living and entertaining.

Dining Area

Karndean floor, two ceiling light fittings, two upright radiators and double glazed patio doors opening to the verandah. Space for a dining room table. Open to

Kitchen

Karndean floor continues, spotlights and stunning roof lantern. Exposed brickwork feature wall. Large double glazed half bay window offering wonderful views over the garden towards the Malvern Hills. Range of base and eye level units with worksurface over. Stainless steel double sink unit with drainer. Stove RANGE COOKER with Stove EXTRACTOR over. Built in pantry. Door opening to





Utility Room 2.82m (9ft 1in) x 2.76m (8ft 11in)

Karndean floor, spotlights, upright radiator and double glazed door opening to side with small matching double glazed window. Range of base level units with worksurface over. Stainless steel sink with drainer. Space for a washing machine, tumble dryer and dishwasher. Space for further undercounter white goods. Door opening to Garage (described later)

Bedroom 4.54m (14ft 8in) x 3.23m (10ft 5in)

A light and bright room. Wood effect floor, two radiators, two pendant light fittings and two wall mounted reading lights. Dual aspect double glazed window to front and side aspect. Built in wardrobe

Bedroom/Office 3.59m (11ft 7in) maximum x 3.49m (11ft 3in)

A flexible room. Wood effect floor, pendant light fitting, upright radiator and double glazed window to front aspect. Built in shelving

Shower Room 2.53m (8ft 2in) x 2.45m (7ft 11in) maximum

Karndean floor, spotlights, light tunnel and heated towel rail. Tiled walls and built in storage cupboard. Low level WC, wash hand basin and large shower cubicle

FIRST FLOOR

Landing

A good sized space. Wood effect floor, spotlight and wall mounted light. Radiator, loft access point and door opening to eaves storage. Built in storage cupboard and doors to all rooms

Bedroom 3.90m (12ft 7in) maximum x 4.49m (14ft 6in) into wardrobe

Wood effect floor, ceiling light fitting, radiator and two wall mounted reading lights. Double glazed window showcasing the wonderful views over the common towards the Malvern Hills. Door to eaves storage and built in wardrobes

Bedroom 2.99m (9ft 8in) excluding lobby x 5.30m (17ft 1in) restricted head height

This room has restricted head height in areas. Lobby with built in wardrobe. Wood effect floor, ceiling light fitting, radiator and two wall mounted reading lights. Feature wall with exposed brickwork. Double glazed window with views towards the Malvern Hills

Bathroom 3.72m (12ft) x 2.06m (6ft 8in)

Karndean floor, spotlights, upright radiator and partially tiled walls. Double glazed window with obscured glass. Heated towel rail, extractor and built in storage cupboard. Low level WC, wash hand basin and double ended bath

Outside

To the rear of the property is a well maintained and cared for south facing garden. It sits in a fortuitous position receiving sunshine from the morning throughout the day until the sunsets behind the Malvern Hills. From the dining kitchen and sitting room is access to the delightful verandah a spot which is perfect for sitting and taking in the views whilst enjoying a morning coffee. From the verandah is a good sized patio area with space for a patio table ideal for entertaining. A step leads up to the remaining garden which is mainly laid to lawn where a lovely water feature can be found. A paved seating area to the left hand side of the lawn offers another area to sit in the evening sunshine. A raised vegetable garden is a real bonus for anyone with green fingers with a handy SHED.

At the back of the garden is a large area of hardstanding already having an electrical and water supply along with drainage. It could be perfect for a separate home office or separate annexe for a dependant.

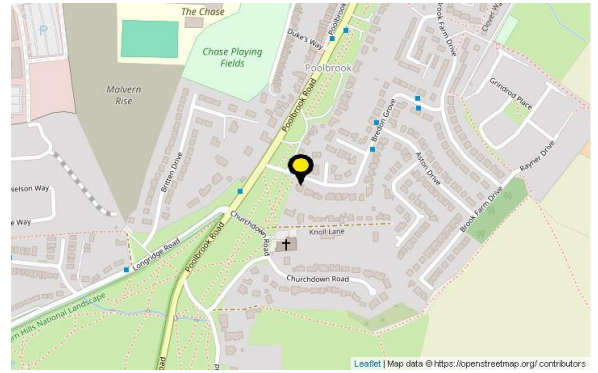
A gate provides direct access onto Poolbrook common. Gated access to either side of the property leads back to the driveway.

Garage 3.64m (11ft 9in) x 5.45m (17ft 7in)

With space for a vehicle. Electric up and over door. Power and light. Door opening to utility

Directions

From the centre of Great Malvern proceed down Church Street into Barnards Green Road. After about half a mile you will come to a large island in the centre of Barnards Green. Take the third exit to the left (still Barnards Green Road) through the commercial centre. On leaving Barnards Green take the second turn right into Poolbrook Road. Follow this route for about a quarter of a mile where, just after The Three Horseshoes pub on your left, turn left into Bredon Grove. The property is the first house on the right hand side.



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 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.

Viewing

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

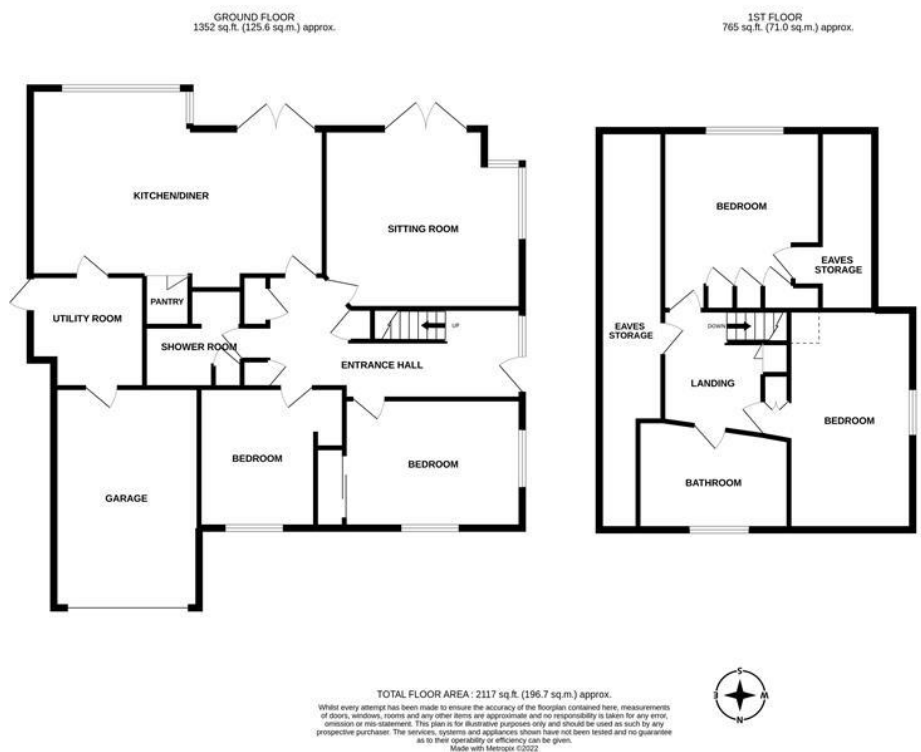
Council Tax

COUNCIL TAX BAND "D"

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 (64).



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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.

