

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A FANTASTICALLY SITUATED VILLAGE PROPERTY IN NEED OF COMPLETE REFURBISHMENT AND MODERNISATION SITUATED ON A GENEROUS PLOT WITH POTENTIAL FOR FURTHER DEVELOPMENT SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT. EPC RATING G. NO CHAIN

Marlbank Road – Offers In Excess Of £230,000

14 Marlbank Road, Welland, Worcestershire, WR13 6ND

3 1 1



14 Marlbank Road

Location & Description

This is an opportunity to purchase a semi-detached property development within the popular village of Welland which is served by a primary school, general stores and post office, church and village hall.

More comprehensive facilities are available in both Upton upon Severn and at Great Malvern which boasts a wide range of shops, restaurants, banks, Waitrose supermarket and the renowned theatre and cinema complex. There is also a mainline railway station at Great Malvern and Junction 1 of the M50 motorway south of Upton both provide easy commuting to London and the Midlands.

For those who enjoy walking or rural pursuits, Castlemorton common is close by as well as the range of the Malvern Hills and at Upton there is the River Severn with its music festivals.

Property Description

14 Marlbank is a wonderfully situated ex-local authority three bedroomed semi-detached property situated within this highly regarded village of Welland.

The property is initially set back from the road approached by a five bar vehicular gate giving access to the stone chipped driveway continuing to the side of the property allowing ample parking for vehicles. A paved pedestrian path leads past the lawned foregarden with it being enclosed by a hedged and fenced perimeter and giving access to the obscure glazed wooden front door set under the storm porch and opening to the living accommodation which is in need of complete refurbishment and updating but makes for a wonderful opportunity to make the property their own for any discerning buyer. Due to the generous nature of the plot there is ample space on the left hand side of the property where an extension could be added subject to the relevant permissions being sought.

Currently the property has part double glazing and heating is provided by way of solid fuelled Rayburn situated in the kitchen.

Although the property is in need of refurbishment and updating it is a wonderful solidly built property.

The living accommodation in more detail comprises:

Entrance Hall

Stairs rising to first floor, understairs storage cupboard, door to dining kitchen (described later) and door opening through to

Sitting Room 4.96m (16ft) x 3.75m (12ft 1in)

A lovely dual aspect room with double glazed window to front and rear. A bottled LPG gas fire with feature surround. Ceiling light point.

Kitchen 4.03m (13ft) x 3.72m (12ft)

A lovely dining kitchen with double glazed window to side set under which is a stainless steel sink unit with dual drainer and





cupboards under. There is space and connection point for washing machine and electric cooker. A solid fuel burning stove is set into the fireplace and this provides hot water. Glazed window to conservatory and door opening through to

Inner Hallway

Door to conservatory (described later), door to useful storage cupboard, door to the

Ground Floor Bathroom

Fitted with a low level WC, panelled bath with mixer taps and shower head fitment, pedestal wash hand basin, obscured glazed window, tiled splashbacks, obscured double glazed window. Ceiling light point.

Conservatory 2.58m (8ft 4in) x 1.83m (5ft 11in)

Glazed windows to two sides being of lean to design with pedestrian door to garden.

First Floor Landing

Double glazed window to front, loft access point, good sized storage cupboard which could (if the relevant sewerage was put in place) create a first floor toilet. Doors opening through to

Bedroom 1 4.08m (13ft 2in) x 3.66m (11ft 10in) (maximum)

Double glazed window to rear, feature fireplace. Airing cupboard housing hot water cylinder with cupboard over. Exposed wood floorboards.

Bedroom 2 2.40m (7ft 9in) x 3.82m (12ft 4in)

Double glazed window to rear, ceiling light point, feature fireplace, exposed floorboards.

Bedroom 3 2.45m (7ft 11in) x 2.82m (9ft 1in)

Double glazed window to front with glimpses up to the Malvern Hills. Ceiling light point, exposed floorboards.

Rear Garden

Extending away from the property is a patio area into an area of astro turf with ornamental pond. The plot is of a generous size and it is one of the key selling points of this property, having space to the left hand to extend (subject to the relevant permissions being sought). There was once mature beds but these need a little bit of attention and within the garden there are two greenhouses, three sheds and a further potting shed. The garden is currently enclosed by a hedged and fenced perimeter and there are mature trees interspersed throughout. there are various SHEDS including a SUMMERHOUSE POTTING SHED. There is gated pedestrian access to front.

From the driveway there is access to a

Garage 4.78m (15ft 5in) x 2.51m (8ft 1in)

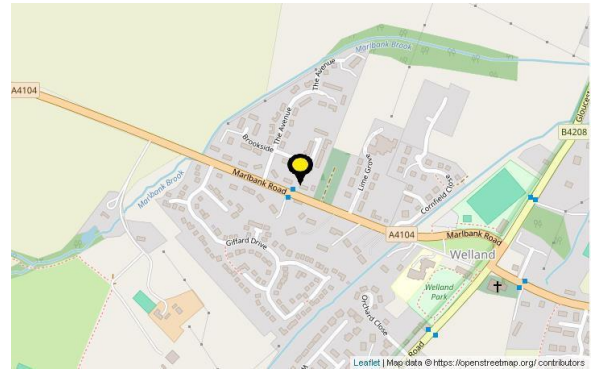
Being of a wooden construction with double doors to front

Agent's Note

It should be noted that the property is sold as seen. Any items remaining in the garden and sheds will be staying at the property as part of the sale, however items situated in the garage will be removed.

Directions

From Great Malvern proceed south along the A449 towards Ledbury for approximately two miles before forking left onto the Hanley Road B4209 signed Three Counties Showground. Continue for just under a mile where at the crossroads with the traffic lights turn right on to Blackmore Park Road. Follow this route for approximately a mile. At the next crossroads turn right onto the B4208 towards Welland. At the staggered crossroads turn right onto Marlbank Road and proceed for 0.2 miles after which the property can be found on the right hand side as indicated by the agent for sale board.



Services

Mains electricity, water and drainage are connected to the property. Heating is provided either by way of a bottled LPG gas fire in the sitting room or a solid fuel burning stove in the kitchen and an immersion heater for water.

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

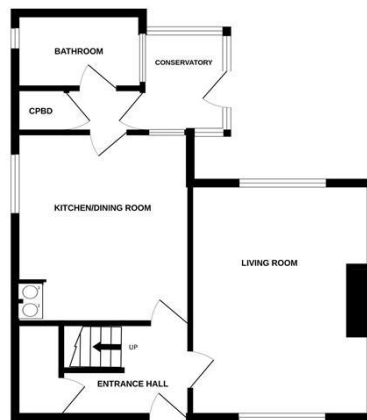
COUNCIL TAX BAND "C"

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

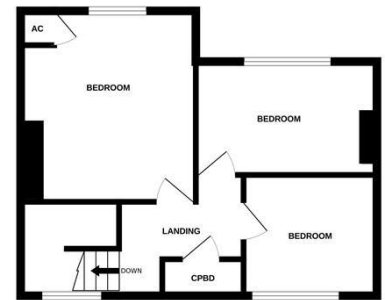
EPC

The EPC rating for this property is G (12).

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



14 MARLBANK ROAD

TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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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EST. 1981

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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.

