

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A SPLENDIDLY POSITIONED AND SPACIOUS DETACHED BUNGALOW AFFORDING VIEWS TO THE MALVERN HILLS. INTERNALLY THE ACCOMMODATION OF RECEPTION HALL, L SHAPED LIVING ROOM, FITTED KITCHEN, THREE BEDROOMS AND A SHOWER ROOM BENEFITS FROM DOUBLE GLAZING, ELECTRIC STORAGE HEATING, OFF ROAD PARKING, GARAGE AND ENCLOSED REAR GARDEN. ENERGY RATING "F" NO CHAIN

50 Meadow Road - Guide Price £265,000

50 Meadow Road, Malvern, Worcestershire. WR14 2SD



50 Meadow Road

Location & Description

50 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

50 Meadow Road is a detached bungalow situated within a popular residential district of similar bungalows and houses. From the front aspect views are on offer to North Hill and the Worcestershire Beacon. The property is set back from the road behind a stone chipped foregarden with shaped beds and shrubs, enclosed by a fenced perimeter to two sides. A block paved driveway gives ample parking for vehicles and leads to the side of the bungalow and the garage.

An obscure glazed door is positioned to the side of the property and opens to the accommodation which although well maintained by the present owner is now in need of some cosmetic updating and refurbishment but does have double glazing and electric storage heating.

The accommodation in more detail comprises:

Reception Hall

A generous space with ceiling light point, electric storage heater, loft access point, part boarded with pull down ladder and sensor light. Airing cupboard housing the hot water cylinder with shelving over and a further useful storage cupboard with hanging space and shelving and housing the utility meters. Door to

L shaped Living Room 5.61m (18ft 1in) max x 6.40m (20ft 8in) max

A light and airy space divided into two main areas of

Living Room 5.61m (18ft 1in) x 3.54m (11ft 5in)

Enjoying a bank of double glazed windows incorporating patio door overlooking the rear garden and further double glazed window to side. Two ceiling light points, coving to ceiling, two electric storage heaters. Electric fire set into a feature fireplace with tiled surround and hearth. Door to kitchen (described later) and open to

Dining Area 2.22m (7ft 2in) x 2.87m (9ft 3in)

Double glazed window to rear, ceiling light point, coving to ceiling, serving hatch to kitchen.

Kitchen 2.76m (8ft 11in) x 2.73m (8ft 10in)

Double glazed window and wooden door with obscure glazing opens to a covered passageway to the side of the bungalow. The kitchen is fitted with a range of drawer and cupboard base units with roll edged worktop over and wall units. Stainless steel sink unit with mixer tap and drainer under which is space and plumbing for a slimline dishwasher. There is also space and a connection point for an electric cooker and full height fridge freezer. Tiled splashbacks, ceiling light point and serving hatch to dining area.





Bedroom 1 4.39m (14ft 2in) x 2.99m (9ft 8in)

A generous double bedroom positioned at the front of the bungalow enjoying views to the Malvern Hills through a double glazed window. Electric storage heater and ceiling light point. Built in double wardrobe with hanging and shelf space.

Bedroom 2 3.38m (10ft 11in) x 2.68m (8ft 8in)

A versatile and flexible space. Double glazed window to front also taking in the lovely views. Ceiling light point, coving to ceiling, electric storage heater, wall mounted electric panel heater and double wardrobe.

Bedroom 3 2.40m (7ft 9in) x 2.58m (8ft 4in)

Double glazed window to side, ceiling light point and electric storage heater.

Shower room

Obscure double glazed window to side. Modern white low level WC, pedestal wash hand basin, shower enclosure with thermostatically controlled shower over. Ceiling light point, ceiling mounted extractor fan. Wall mounted electric panel heater.

Covered Side Passage

Lockable obscured glazed wooden door to front, entrance to rear garden and door to

Garage 5.45m (17ft 7in) x 2.53m (8ft 2in)

Up and over door to front, light and power. Space and connection point for washing machine and work surface space. Glazed window though to **WORKSHOP/GARDEN STORE** which can be accessed via pedestrian door from the rear garden and has a double glazed window looking onto the covered verandah.

Outside

From the rear of the property a block paved patio extends away from the bungalow to the easy to maintain garden which is mainly laid to stone chippings with a central stone circular seating area. The garden offers woodchip beds planted with a variety of shrubs and plants. Mature and shaped hedging, all enclosed by a fence and hedge perimeter. From some aspects of the garden there are fine views to the Malvern Hills. The garden further benefits from pedestrian gated access to the front and a water tap in the workshop and light points.

Agents Note: Within the conveyance transfer of 1963 it does confirm that the property can only be used as a private dwelling and that the front garden must remain open plan.



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 50 can be found on the left as indicated by the agents For Sale board.



Services

We have been advised that mains electricity, water and drainage 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 infer 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

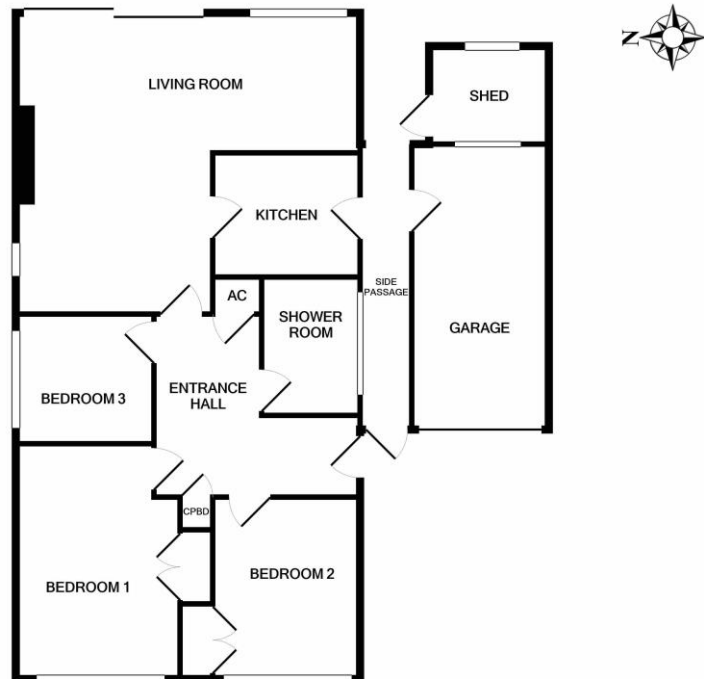
Council Tax

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 F (38).



50 MEADOW ROAD
TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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