

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DECEPTIVELY SPACIOUS AND VERSATILE DETACHED BUNGALOW CLOSE TO THE CENTRE OF BARNARDS GREEN OFFERING FITTED KITCHEN, TWO/THREE BEDROOMS, TWO EN-SUITES, STUNNING REAR GARDEN, OFF ROAD PARKING AND GARAGE. EPC "E"

Poolbrook Road - Guide Price £495,000

63 Poolbrook Road, Malvern, Worcestershire, WR14 3JW

 3  1/2  2



63 Poolbrook Road

Location & Description

63 Poolbrook Road is set well back from the road beyond open common land close to local amenities of general store, inn, church and bus service. The centre of Barnards Green is within easy access and has a wider range of shops and Co-op supermarket.

Great Malvern offers a further range of amenities to include 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 tourist attractions to include the theatre complex with concert hall and cinema. There are also many sporting facilities available to include the Splash leisure centre and Manor Park Sports Club.

Educational facilities are well catered for with primary schools in the area as well as The Chase High School in Geraldine Road. Transport communications are excellent with Great Malvern mainline railway station in Avenue Road having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant and brings The Midlands and most parts of the country within a convenient travelling time.

Property Description

63 Poolbrook Road is a deceptively spacious bungalow benefiting from double glazing, gas central heating, two/three bedrooms, two en-suites, beautifully maintained rear garden, ample off road parking and a garage.

The property is approached over common land. A private road leads to the rear of the property where a tarmacked driveway opens to an ample parking area and giving access to the garage.

To the front of the property a gate opens to a gravel pathway and foregarden with shrub and rose borders. The pathway continues leading to the UPVC front door which opens to

Enclosed Entrance Porch

Tiled floor, double glazed window to front aspect, tiled ceiling light fitting and door opening to

Entrance Hall

Parque flooring, radiator, pendant light fitting and wall mounted thermostat. Door to storage cupboard with safe, light and loft access point. Opening to inner hall and door to

Bedroom 1 4.52m (14ft 7in) x 4.31m (13ft 11in) into bay window

Carpet, pendant light fitting, radiator and alarm panel. Telephone point, TV point, built in wardrobe and double glazed bay window with views to the Malvern Hills. Door opening to

En-Suite 2.89m (9ft 4in) x 1.80m (5ft 10in)

Carpet, partially tiled walls and double glazed window with obscured glass. Low level WC, wash hand basin, P-shaped bath with shower over and heated towel rail





Inner Hall

Carpet, two pendant light fittings, wall mounted light and alarm panel. Door to all further rooms and door opening to rear garden

Bedroom 3/Dining Room 5.09m (16ft 5in) x 3.51m (11ft 4in) into bay window

Carpet, two wall mounted lights, radiator and telephone point. Double glazed bay window with views

Bedroom 2 5.45m (17ft 7in) x 3.66m (11ft 10in) maximum

Carpet, pendant light fitting, radiator and built in wardrobes. Double glazed bay window with views and door opening to

En-Suite Shower Room 1.99m (6ft 5in) x 2.32m (7ft 6in)

Carpet, partially tiled walls, extractor and heated towel rail. Low level WC, wash hand basin and shower cubicle

WC

Tiled floor, radiator, low level WC and wash hand basin

Living Room 8.16m (26ft 4in) x 4.16m (13ft 5in) maximum

Carpet, two pendant light fittings, two radiators and wall mounted light. TV point, telephone point and fireplace with space for an electric fire. Double glazed window and sliding double glazed doors

Breakfast Kitchen 5.04m (16ft 3in) x 3.87m (12ft 6in)

Tiled floor, radiator, spotlights double glazed window looking over the garden and double glazed door opening to garden. Range of base and eye level units with worksurface over and stainless steel sink with mixer tap. Integrated **FRIDGE FREEZER**, integrated **DISHWASHER** and three door gas **AGA**. Opening to

Utility 1.52m (4ft 11in) x 3.66m (11ft 10in)

Tiled floor, double glazed window to side aspect and Worcester combination boiler. Base unit with worksurface over and stainless sink. Space for white goods/appliances

Outside

To the rear of the property is a stunning and beautifully cared for garden with lovely patio area perfect for enjoying a morning cup of coffee.

A paved pathway leads through the laid to lawn area with mature flowerbeds, raised beds and archways with climbing plants leading to the garage. The pathway continues to the **GREENHOUSE**, large **SHED** with light and power and further patio with storage area.

Garage

With electric up and over door, power and light



Directions

From the Agents office in Great Malvern proceed down Church Street to the traffic lights. Continue straight on down Barnards Green Road to the island. Take the third exit off signposted to Upton. After passing through the shopping centre take the second turning on the right into Poolbrook Road. Continue for a short distance and the property will then be seen on the left hand side set back from the road behind common land 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 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

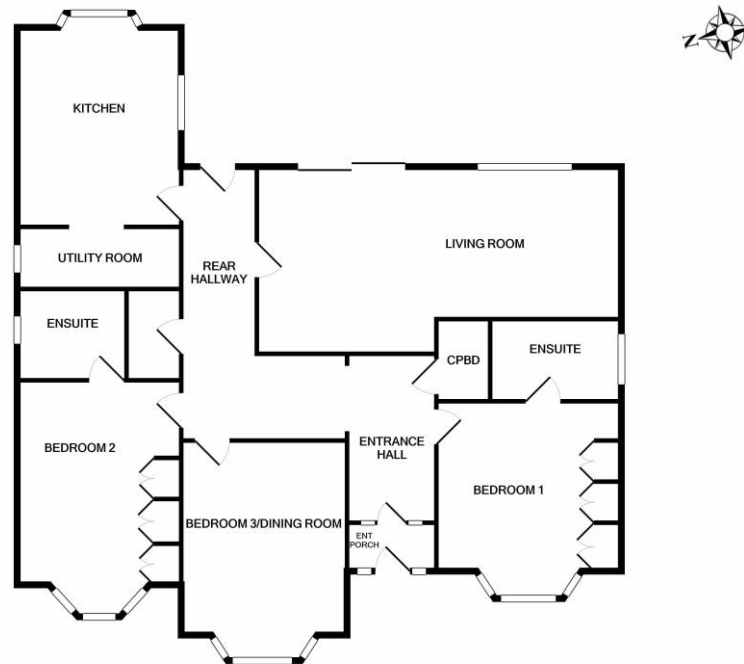
Council Tax

COUNCIL TAX BAND "E"

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 E (51).



63 POOLBROOK ROAD
TOTAL APPROX. FLOOR AREA 1491 SQ.FT. (138.5 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.
Made with Metropix ©2020



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

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.