

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A COMPLETELY REFURBISHED MODERN DETACHED FAMILY HOME SITUATED WITHIN A MOST POPULAR RESIDENTIAL LOCATION AFFORDING FANTASTIC VIEWS TO THE MALVERN HILLS AND ACROSS THE SEVERN VALLEY. THE IMMACULATELY PRESENTED AND EXTENDED ACCOMMODATION BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, AMPLE PARKING, LOVELY ENCLOSED GARDEN AND COMPRISES IN BRIEF RECEPTION HALLWAY, CLOAKROOM, SITTING ROOM, SNUG, DINING ROOM, OPEN PLAN FAMILY ORIENTATED BREAKFAST KITCHEN, STUDY, UTILITY ROOM, MASTER BEDROOM WITH EN SUITE, THREE FURTHER GENEROUS DOUBLE BEDROOMS, FAMILY BATHROOM. ENERGY RATING 'TBC'.

Apple Tree Lodge - Guide Price £550,000

47 St. Andrews Road, Malvern, Worcestershire, WR14 3PT

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Apple Tree Lodge

Location & Description

Situated on this popular residential road 47 St Andrew's Road is ideally positioned to enjoy walks on nearby Peachfield Common and yet is still within striking distance of the bustling shopping precinct of Barnards Green which has a range of independent shops, Co-op supermarket, eateries, take aways and community facilities. Further and more extensive amenities are available either in the Victorian hillside town of Great Malvern or the retail park on Townsend Way which has a number of high street names including Marks & Spencer, Morrisons, Boots, Halfords to name but a few.

The property is well placed for access to Great Malvern railway station which has direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 is just outside Worcester and Junction 1 of the M50 is close to Upton upon Severn bringing the Midlands, South West and South Wales into an easy commuting time. A regular bus runs down Pickersleigh Road connecting the neighbouring areas.

Educational needs are well catered for at primary and secondary levels in both the private and state sectors.

Property Description

47 St Andrew's Road is a modern property built in the 1990s and has undergone an extensive program of refurbishment and updating by the present owners. Works include the installation of double glazing, a new boiler, new kitchen and extension which have created the beautiful home on offer today.

Set back from the road behind a deep foregarden which is laid to lawn and enclosed by a fenced and hedged perimeter, a gently sloping driveway provides ample parking for vehicles and leads to the front of the property where there is additional parking. The Westerly facing front aspect enjoys superb and uninterrupted views towards the Malvern Hills. The obscure glazed front door is set beneath a storm porch with quarry tiled floor and ceiling point and opens to the beautifully presented living accommodation benefitting from gas central heating. Throughout the property new floor coverings have been installed and the property is being sold with all blinds and curtains.

The living accommodation in more detail comprises

Entrance Hall

Ceiling light point and entrance leading through to

Reception Hallway

A welcoming space with open wooden balustrade staircase rising to first floor with useful under stairs recess. Loft access point, inset ceiling spotlights, radiator, ceiling light point. Recessed area, ideal for coat and shoe storage, with double glazed window to side. Doors open through to

Sitting Room 3.56m (11ft 6in) x 5.27m (17ft)

A generous room with double glazed window to front with views to the Malvern Hills and wide double glazed window to side. Inset ceiling spotlights, radiator.

Snug 5.27m (17ft) maximum x 5.16m (16ft 8in) maximum

A light and airy space with south and westerly facing double glazed windows. Wood burning stove set into a feature fire surround and mantle with a polished black granite hearth. Ceiling light point, radiators. Entrance leading through to

Dining Room 4.34m (14ft) x 3.20m (10ft 4in)

At the rear of the property and along with the Snug makes a wonderful area for entertaining. Double glazed patio doors open to the rear patio where glimpses of Bredon Hill can be seen. Further double glazed window to side, ceiling light point, coving to ceiling, radiator. This room is conveniently situated next to the kitchen which is accessed via an entrance leading through to

Breakfast Kitchen

A wonderful light and airy space ideal for family living and divided into two main areas comprising

Kitchen 4.31m (13ft 11in) x 3.69m (11ft 11in)

Fitted with a range of cream gloss fronted drawer and cupboard base units with butcher's block worktop over and matching wall units. A stainless steel





sink unit with mixer tap, filtered hot water kettle tap and drainer sits beneath the double glazed windows overlooking the rear garden. Integrated appliances including a four ring Zanussi Induction **HOB**, Hoover **SINGLE OVEN** under, **DISHWASHER**, and space for an American style fridge freezer. Radiator, inset ceiling spot lights, coving to ceiling, doorway to Reception Hallway. Flowing throughout this area is a tiled floor which continues through into

Breakfast Room 5.94m (19ft 2in) x 2.42m (7ft 10in)

A delightful room with double glazed skylight to side, further double glazed window to side and double glazed double doors with matching side panels overlooking and opening to the rear garden. Inset ceiling spotlights, continued cupboards and work surface either side of the gas fired AGA.

Cloakroom

Fitted with a white low level WC, vanity wash hand basin with mixer tap, white wall mounted heated towel rail. Obscure double glazed window, ceiling light point.

Study 2.32m (7ft 6in) x 2.30m (7ft 5in)

Double glazed window to side. Radiator, ceiling light point.

Utility 1.99m (6ft 5in) x 2.40m (7ft 9in)

Ceiling light point, radiator, additional work surface and drawer sets with matching wall units. Space and connection for washing machine and tumble drier. Wall mounted Worcester condensing boiler which was installed in 2018. Ceiling light point. Radiator.

First Floor Landing

Double glazed windows to side, ceiling light point, useful storage cupboard, airing cupboard. Doors opening to

Master Bedroom 3.66m (11ft 10in) maximum x 3.30m (10ft 8in) minimum

Double glazed bow window to front giving views to the Malvern Hills. Two double wardrobes with mirrored sliding doors incorporating hanging and shelf space. Ceiling light point, radiator. Door to

En Suite

Close coupled WC, vanity wash basin with cupboard under and additional units and surface. Double glazed window to front giving views to the Malvern Hills. Chrome wall mounted heated towel rail. Walk in shower enclosure with Mira Sport electric shower over. Tiled splash backs. Wall and ceiling light points.

Bedroom 2 2.71m (8ft 9in) x 4.54m (14ft 8in)

Positioned to the rear of the property with views across the Severn Valley to Bredon Hill beyond through the double glazed window. Ceiling light point, radiator.

Bedroom 3 2.76m (8ft 11in) x 4.23m (13ft 8in)

A further double bedroom with double glazed window to side. Ceiling light point, radiator.

Bedroom 4 3.02m (9ft 9in) x 3.30m (10ft 8in)

Dual aspect with double glazed window to front and double glazed skylight with internal blind to rear. Radiator, ceiling light point and access to eaves storage.

Family Bathroom

Fitted with close coupled WC, vanity wash basin with cupboard under. Panelled bath with mixer tap and thermostatic controlled shower over. Wall mounted chrome heated towel rail. Ceiling light point. Tiled splash backs and tiling to floor. Double glazed window to rear.

Outside

A paved patio with low perimeter brick wall area extends across the rear of the property. A step leads down to the lawn with beds planted with a variety of plants and shrubs, all enclosed by a hedged and fenced perimeter providing privacy. Gated pedestrian access to front, SHED, outside water tap and sensor light point.

Directions

From the agent's office in Great Malvern proceed south along the A449 Wells Road towards Ledbury for almost a mile passing common land on either side. As you leave the common and opposite the Railway Inn, turn sharp left down into Peachfield Road. Follow this route for several hundred yards passing over the railway bridge before turning first left into St Andrew's Road. The property will then be found after a short distance 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 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 "F"

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 (TBC).



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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.
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