



A SPACIOUS DETACHED BUNGALOW OCCUPYING A PLEASANT POSITION OPPOSITE COLWALL GREEN OFFERING WELL PROPORTIONED LIVING ACCOMMODATION COMPRISING TWO DOUBLE BEDROOMS, LIVING ROOM, DINING ROOM, KITCHEN, BATHROOM, CONSERVATORY, TANDEM DRIVEWAY, INTEGRAL GARAGE AND AN ESTABLISHED FRONT AND REAR DRIVEWAY.

NO CHAIN. EPC - E

Wayside – Guide Price £450,000

Walwyn Road, Colwall, WR13 6ED



2



2



1



Wayside

Location & Description

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

Property Description

Enjoying a pleasant position opposite Colwall Green and being offered with no onward chain, Wayside is an individual detached bungalow with views towards the Malvern Hills at the front.

The well presented accommodation benefits from gas central heating comprising reception hallway, dining room leading through to living room, kitchen, two double bedrooms, bathroom and conservatory.

Outside, Wayside is approached by a tarmacked tandem driveway with access to an integral garage. A well established front garden laid to lawn with gated side access to a private and mature rear garden overlooking open farmland.

The accommodation with approximate dimensions is as follows:

Entrance Hall

An external Canopy porch leading into reception hall with a obscure glass double glazed front door and full length window unit. Ceiling light point. Two further double glazed windows to the front aspect. Wall mounted radiator. Double storage cupboard. Carpet. Doors leading to dining room, kitchen, bathroom and bedrooms. Loft Access trap door.

Dining Room 3.95m (12ft 9in) x 2.61m (8ft 5in)

Entering from the reception hall there is recessed shelving on your right. Pendant lighting. Wall mounted radiator. Double glazed window to the side aspect. Single glazed internal window. Open through to the Living room.

Living Room 3.95m (12ft 9in) x 3.66m (11ft 10in)

Entering via an opening from the dining room the living room is found at the rear of the property with a double glazed window overlooking the garden. A single glazed window with secondary glazing to the side aspect looking into the conservatory. Single glazed internal window through to Dining Room.

Ceiling light point. Two wall mounted radiators. Inset gas fireplace with a slate hearth. Carpet.

Kitchen 5.76m (18ft 7in) x 2.25m (7ft 3in)

Two strip lights. A range of base and wall mounted units with a laminate work top and inset stainless steel sink and drying rack with chrome mixer tap. Tiled backsplash. And integrated electric 'Whirlpool' oven and four ring electric hob with over head extractor fan. Built in 'Worcester Bosch' boiler. Space for under counter fridge/freezer, washing machine and dishwasher. Single glazed door and window leading into the conservatory.





Wood effect laminate flooring. Space for breakfast table. Radiator.

Conservatory 2.48m (8ft) x 2.06m (6ft 8in)

A half bricked double glazed conservatory with door opening onto the garden. Ceiling light point. Electric supply.

Bathroom 3.02m (9ft 9in) x 1.99m (6ft 5in)

Five spot down lights. Panelled bath with chrome taps and separate walk-in Shower cubicle with electric 'Mira' power shower. Ceramic sink with chrome mixer and undercounter storage cupboard. Low level toilet. Double glazed obscure glass window to the rear aspect. Airing cupboard housing immersion tank.

Bedroom 1 4.39m (14ft 2in) x 3.04m (9ft 10in)

A pleasant double bedroom with dual aspect double glazed windows to the front and rear aspect. Ceiling light point. Two wall mounted radiators. Carpet.

Bedroom 2 3.04m (9ft 10in) x 2.99m (9ft 8in)

Ceiling light point. Double glazed window to the rear aspect. Radiator. Carpet

Integral Garage 4.44m (14ft 4in) x 2.79m (9ft)

Canopy door. Electric and lighting. Double glazed window to the side aspect.

Outside

A tarmacked tandem driveway for multiple vehicles approaches the property with a pleasant and well stocked front garden to the right hand side.

Gated side access leads to a mature and well established rear garden with a range of mature shrubs and planters and an area laid to lawn. A patio is situated in the far corner with an open aspect to the rear. A wooden shed is to the side of the property and outside water is available.



Directions

From the agents Colwall office turn right and proceed down Walwyn Road. Continue over the railway bridge and then turn right into Wayside, located opposite the first turning into Colwall Green.



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 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 Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

Council Tax

COUNCIL TAX BAND "E"

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 E(43).

GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale. It is the property owner's intent and not guarantee as to their operability or efficiency can be given.
Made with Measured 02/25



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@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.