

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY PRESENTED AND MODERNISED TWO DOUBLE BEDROOM VICTORIAN SEMI-DETACHED HOME IN CLOSE PROXIMITY TO ALL AMENITIES OF BARNARDS GREEN OFFERING VERSATILE AND LIGHT FILLED ACCOMMODATION RETAINING MUCH OF ITS PERIOD CHARM, LANDSCAPED REAR GARDEN, STORE AND SOLAR POLARS, BASEMENT ROOM, UTILITY AND CONSERVATORY. OFFERED WITH NO ONWARD CHAIN. EPC RATING "C".

## Upper Chase Road – Guide Price £285,000

27 Upper Chase Road, Malvern, Worcestershire, WR14 2BT

2 2 1



# 27 Upper Chase Road

## Location & Description

Located in the popular residential district of Barnards Green, which offers a bustling shopping precinct with a number of independent retailers as well as Co-Op supermarket. There are also excellent community facilities locally as well as restaurants, cafes, public houses and take aways. More extensive amenities are available in the hillside Victorian town of Great Malvern, which includes Waitrose supermarket and the renowned theatre and cinema complex. The retail park on Townsend Way, just outside Malvern Link has a number of high street names including Marks & Spencer, Morrisons and Boots to name but a few.

Transport communications are excellent with Great Malvern railway station being a short distance away and offering direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus service runs through Barnards Green connecting the neighbouring areas. Junction 7 of the M5 motorway, just outside Worcester, brings the Midlands, south west and south Wales into an easy commute.

Educational needs are well catered for at primary and secondary levels within close proximity in both the public and private sectors.

## Property Description

27 Upper Chase Road is a beautifully presented Victorian semi-detached home, ideally situated and offering generous square footage with a well-designed layout. The property boasts a lounge, separate dining room, a pantry, a large kitchen, french doors to a conservatory, and a raised deck — providing an abundance of versatile living space perfect for both family life and entertaining. The conservatory opens onto a deck with elevated views across the Malvern Hills and garden, creating a seamless connection between indoor and outdoor living.

Sympathetically refurbished to retain its original period charm, the home also incorporates modern, energy-efficient touches. The property benefits from double glazing and gas central heating throughout and has the added benefit of solar panels located on the rear garden stores. The basement is a valuable addition, cleverly divided into a workshop and a utility room, adding further practical space to this stylish and characterful home.

The property is set back from the road behind a walled and hedged foregarden which is accessed by a wrought iron and benefits from plenty of kerb appeal. The slate foregarden enjoys planted mature borders including a fig tree which leads to the secure side gate to the garden and front wooden door with external lighting which opens to the

## Entrance Hall

Bespoke floor matting over quarry tiles, stairs to first floor, spotlights, doors to dining room, sitting room, radiator, space for coat hooks, glazed window to the side.

## Sitting Room 4.16m (13ft 5in) x 3.69m (11ft 11in) (max into bay and alcove)

Exposed floorboards with large wood burning stove sat on a tiled hearth, shelving to alcove with radiator, ceiling light fitting and double glazed sash bay window with a lift and tilt feature.

## Dining Room 3.69m (11ft 11in) x 3.54m (11ft 5in)

Exposed floor boards, brick fireplace with large wood burner on a tiled hearth with storage to alcove, built-in pantry with pendant light fitting, door to the cellar, double french doors to the conservatory and open to

## Kitchen 2.94m (9ft 6in) x 2.45m (7ft 11in)

With a range of base and eye level units with wooden worktop over, stable door, electric heater, two side aspect windows into the conservatory, double stainless sink, induction COOKER with extractor fan over, space and plumbing for dishwasher and further appliance. Boiler cupboard.





### Conservatory

UPVC glazed conservatory with an outlook over the garden providing access to the decking, balcony, wall lights and doors to the garden patio and

### Basement

Can be used as a workshop or a useful storage area which has also been split into two to create a utility as well.

### Workshop Area 3.75m (12ft 1in) x 4.44m (14ft 4in) (max point with limited head room)

Electricity connected with work benches.

### Utility Area 3.07m (9ft 11in) x 2.48m (8ft) (max point with limited headroom)

Water point connected and space for white goods, door to the garden and wall light point.

### First Floor Landing

A mix of carpet and vinyl flooring, two pendant light fittings, loft access point, feature stained glass internal window, doors to all rooms.

### Bedroom 1 3.66m (11ft 10in) x 3.46m (11ft 2in) (max point)

Double glazed sash window to the front, vinyl flooring, pendant light fitting, radiator.

### Bedroom 2 3.51m (11ft 4in) x 2.82m (9ft 1in)

Vinyl flooring, pendant light fitting, feature stained glazed window, double glazed sash window to the rear, radiator, built-in wardrobe with hanging rail and shelving, lighting.

### Bathroom

Vinyl flooring, close coupled WC, pedestal wash hand basin, built-in storage cupboard/airing cupboard. Radiator, shelving unit with cupboard to the side, obscured double glazed window to the rear, chrome heated towel rail, two wall lights, tiled shower cubicle with mains shower connected. Partially panelled walls.

### Outside

There is a decked area accessed from the conservatory which provides a lovely elevated view over the garden and towards the Malvern Hills. To the side of the property is laid to a patio area which can be also accessed from the conservatory and the secure side gate. Steps lead down to the mature landscaped low maintenance rear garden which also enjoys a view to the hills and has planted flower and hedge borders throughout including a range of fruit trees such as apple, pear and plum. The garden also has a pond and has been thoughtfully designed. There is a central seating area and to the very rear of the garden is a three open bay and one closed timber framed storage area and holds the solar panels for the property which generate approximately £300 per year on average. There is a door to cellar from the garden and external lighting provides a private and peaceful setting.

## Directions

From the agent's office in Great Malvern proceed down Church Street and across the traffic lights continuing down to Barnards Green Road. At the roundabout take the second exit to Upper Chase Road and number 27 can be found on the left 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 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 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 C (77).

GROUND FLOOR  
490 sq ft. (45.5 sq.m.) approx.



1ST FLOOR  
387 sq ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the drawings contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is placed on the purchaser or their solicitor. This plan is for illustrative purposes only and should be used in conjunction with the particulars and any other information provided. The services, systems and appliances shown here are not intended to be guaranteed, but to be representative of what is likely to be provided.

### 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.

**JOHN GOODWIN**  
THE PROPERTY PROFESSIONALS  
ESTD 1981

**Malvern Office**  
**01684 892809**

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