

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



1, Mews Cottages, 81, Albert Road South, Malvern. WR14 3DX

Guide Price **£300,000**

A Wonderfully Located End Mews Cottage With its Own Private Garden And Garaging. Set Over Two Floors Offering Well Proportioned Rooms In A Period Building Benefitting From Gas Central Heating. Energy Rating "D"

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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13 Worcester Road, Malvern, Worcestershire, WR14 4QY
Offices also at Ledbury, Colwall, Upton, Ross-on-Wye Office & London



Location - Enjoying a convenient position less than a mile from the centre of Great Malvern and therefore within walking distance of a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium, the Priory Park and the heritage part of town.

The property is also less than ten minutes on foot from both Malvern College and Malvern St James Girls School. The Chase secondary schools is less than half a mile away.

Transport communications are excellent with Great Malvern railway station being under half a mile away offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant and brings The Midlands and South West into an easy commute.

Description - 1 Mews Cottage represents a period conversion set in a delightful and most convenient location. A shared driveway leads off Albert Road South and leads to Hatley Court, the driveway then continues down to The Mews Cottages where Number 1 has a garage en-bloc. A shared pedestrian path leads down to the central communal courtyard area with central feature and Pegoda seating.

Set under a covered verandah to the front is a front door that opens to the accommodation that benefits from gas central heating and comprising in more detail:

Entrance Porch - Glazed window to front, wall light point and braced wooden door opening to





Open Plan Living Space - 4.62m x 7.29m (15'2" x 23'11") - A large and well proportioned room, double glazed windows to rear and single glazed sash windows to front overlooking the central courtyard. A high ceiling which is a feature throughout the ground floor, ceiling light point, coving to ceiling, feature archway. Radiators and Living Flame effect gas fire set into a feature fire surround. Open wooden balustraded staircase rises to the first floor with useful recess under. Double doors with glazed insets opens to

Kitchen - 4.22m x 3.61m (13'10" x 11'10") - Fitted with a range of gloss fronted drawer and cupboard base units with chrome handles and a granite worktop over with matching wall units and having a one and a half bowl stainless steel sink unit with mixer tap and drainer set under a glazed sash window to front. There is space and undercounter connection point for washing machine, full height FRIDGE FREEZER and gas COOKER with extractor over. Wall mount Worcester boiler. Tiled floor and splashbacks. Double glazed window to side, light point and door to

Rear Lobby - Having obscure double glazed door to side, double glazed window to rear and door to

Cloakroom - Fitted with a low level WC and wall mounted wash hand basin, radiator, tiled splashbacks, double glazed window to rear.

First Floor

Landing - Double glazed skylight to rear, ceiling light point, radiator. Double glazed window, airing cupboard with shelving.



Bedroom 1 - 4.19m x 3.66m (13'9" x 12'0") - Glazed sash window to front, double glazed window to side, ceiling light point and radiator. A generous double bedroom.

Bedroom 2 - 3.51m x 4.7m (11'6"max x 15'5") - Two glazed sash windows to front offering glimpses of the Worcestershire Beacon. Fitted wardrobes with dressing table between and cupboards over. Ceiling light point and radiator.

Bathroom - Fitted with a white low level WC, pedestal wash hand basin, panelled bath and shower enclosure with thermostatically controlled rainfall and hand held shower fitment. Ceramic tiling, radiator, ceiling light point, ceiling mounted extractor fan and sash window. Light with shaver point over sink.

Outside - To the left of the garage block is the private garden to the property accessed via a pedestrian gate.

Garage En-Bloc - Being located close to the property and having up and door to front.

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..



1 Mews Cottages, Malvern

Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft
Garage = 16.2 sq m / 174 sq ft
Total = 126.4 sq m / 1360 sq ft



(Not Shown in Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact.



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 "C"

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 D (59).

Directions - From the centre of Great Malvern at the junction of Graham Road and Church Street proceed downhill along Church Street for a very short distance before forking right into Avenue Road. Continue along this road for a few hundred yards taking the second right turn into Albert Road South. Follow this road to the next junction, proceeding straight over (this is still Albert Road South). After 200 yards there is a private driveway on the left leading to Hatley Court. Follow this driveway bearing round to the left which leads down to the garage and entrance into Mews Cottage.