

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**AFFORDING FINE VIEWS ACROSS THE SEVERN VALLEY A RARE AND WONDERFUL OPPORTUNITY TO PURCHASE A SPACIOUS AND VERSATILE DETACHED HOME OFFERING FLEXIBLE ACCOMMODATION IN THIS NEW BUILD PROPERTY OVER THREE FLOORS. EPC RATING TBC NO CHAIN.**

## Wells Road - Guide Price £475,000

226a Wells Road, Malvern, Worcestershire, WR14 4HD



# 226a Wells Road

## Location & Description

Located on the eastern slopes of the Malvern Hills with far reaching views over the Severn Valley, yet close to the centre of Malvern Wells and is also within striking distance of the centre of Great Malvern which offers a wide range of amenities to include shops, a bank, building societies, Post Office and the Waitrose supermarket. Malvern is well known for its tourist attractions which include the renowned theatre complex with concert hall and cinema. There are many sporting facilities available to include the Splash leisure centre, Manor Park Sports Club, Malvern Spa and the Worcestershire Golf Club at Malvern Wells.

Educational facilities are excellent with a primary school in Malvern Wells and secondary schooling in Malvern and Hanley Castle. Private schooling includes the famous Malvern College and Malvern St James Girls School .

Transport communications are excellent with mainline Railway Stations at Great Malvern and Malvern Link with connections to Worcester, Birmingham, London (Paddington), Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 8 miles distant and the junction with the M50/M5 is just south of Upton upon Severn.

For those who enjoy walking there is a public footpath close to the property which gives direct access onto the Malvern Hills.

## Property Description

226a Wells Road offers a wonderful opportunity to purchase a spacious and versatile new build home situated in this fabulous position affording views across the Severn Valley. The property has been constructed by a local building BK Developments who have done a number of builds within the area and when you walk into this property you can understand the time and consideration that has gone into making this such a fabulous home.

The property is initially approached from the Wells Road via a shared driveway shared with just two other properties. The foregarden for the property is mainly laid to gravel and it gives access to the undercroft tandem parking with a useful utility room behind.

The obscured double glazed composite front door can be accessed from the foregarden or a flight of steps leading up to the shared driveway and opens to the living accommodation offering flexible and versatile space set over three floors build around its setting and taking in the stunning views on offer it benefits from double glazing and air source heating.

The living accommodation in more detail comprises:

## Reception Hallway

Having an open wooden balustraded staircase rising to first floor and useful understairs storage cupboard. There is a ceiling light point and radiator and an oak veneered door with chrome furnishings, which is a theme throughout the property, opens through to

## Living Dining Kitchen 9.30m (30ft) (maximum) x 4.23m (13ft 8in) (maximum)

This is a flexible and open space and a real hub of the house divided into two main areas the first of which is the kitchen space fitting with a range of drawer and cupboard base units with wooden butchers block style worktop over set into which is a one and a half bowl ceramic sink with drainer. There are double glazed sash style windows to front and matching splashbacks as well as wall units. There is a range of integrated appliances including a four ring electric HOB, eye level DOUBLE OVEN, DISHWASHER, FRIDGE and FREEZER as well as a breakfast bar area over which there is a double glazed window. The space continues towards the rear of the property opening to allow for a dining and seating area with inset LED downlighters and radiator. An entrance leads through to the inner lobby (described later) and door opens through to

## Study/Bedroom 4 2.04m (6ft 7in) x 2.61m (8ft 5in)

A versatile space with double glazed to rear, ceiling light point and radiator.

## Inner Lobby

Obscured double door gives pedestrian access to the tandem carport with ceiling light point and door opening through to





### Ground Floor Shower Room

Fitted with a modern white low level WC, pedestal wash hand basin and walk-in shower with thermostatic dual rainfall and hand held shower over. Aqua boarding splash back, ceiling light point and chrome wall mounted heated towel rail.

### First Floor Landing

Having an open wooden balustraded staircase rising to second floor and double glazed windows to front and side. Ceiling light point, radiator and doors opening through to rooms (described later) and an entrance opens through to

### Sitting Room 5.24m (16ft 11in) x 7.62m (24ft 7in) (maximum into limited headroom)

Enjoying two double glazed skylights to side and double glazed french doors with triangular windows to either side opening to the rear garden. This is a generous space flooded with natural light. Ceiling light point, radiators.

### First Floor Utility/Kitchenette 1.58m (5ft 1in) x 2.01m (6ft 6in)

A utility area could be positioned on the first floor or simply used as a kitchen servicing the sitting room, alternatively it could become a home office currently having work surface space with stainless steel sink, radiator, extractor fan and ceiling light point.

### Master Bedroom 5.83m (18ft 10in) x 3.41m (11ft)

A generous double bedroom positioned to the front of the property enjoying views through the double glazed sash window across the Severn Valley. Two ceiling light points, two radiators and door opening through to

### Jack And Jill En-suite/Family Bedroom

Fitted with a white low level WC and pedestal wash hand basin, panelled bath and corner shower enclosure with thermostatic controlled shower with rainfall and hand held shower over. Aqua boarding splashbacks and obscured double glazed window to front. Wall mounted chrome heated towel rail, ceiling light point and door leading back out onto the first floor landing.

### Second Floor Landing

Accessed via a staircase from the floor beneath. Two double glazed skylights and inset ceiling light point and radiator. Doors open through to

### Bedroom 2 3.82m (12ft 4in) x 3.51m (11ft 4in)

A double bedroom with double glazed dormer window to front with views. Inset ceiling spotlight, radiator.

### Bedroom 3 3.85m (12ft 5in) (into dormer windows) x 4.00m (12ft 11in) (maximum)

Two double glazed dormer windows to front, two radiators, inset LED downlighters and loft access point.

### Shower Room

Servicing the bedrooms on this floor fitted with a vanity wash hand basin with cupboard under, low level WC, shower enclosure with Aqua boarding and thermostatic dual headed rainfall and hand held shower over. Chrome heated towel rail, wall mounted extractor fan, LED downlighters and double glazed skylight.

### Outside to the Rear

The garden is hillside with a gravel seating area accessed from the main living room and where balustrading will be added. The remaining garden has been set into two tiers which will be left for the occupier to make the garden their own, but with fenced and hedged perimeters.

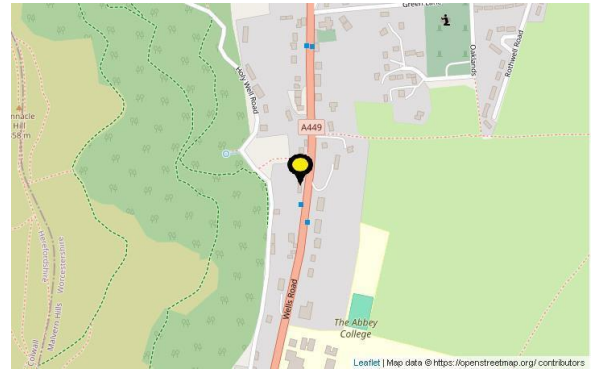
To the front there is undercroft parking (29'11 x 9'10) with light and internal door to inner hallway. To the rear of the parking area a door opens through to

### Utility 1.86m (6ft) x 2.45m (7ft 11in)

Double glazed window to rear, stainless steel sink set into worktop with space under and connection for washing machine and kitchen white goods. Hot water cylinder, ceiling light point and water tap connection point.

## Directions

From the Agents Malvern office proceed in a southerly direction along the A449 passing through the town and on towards Malvern Wells. Pass through the centre of Malvern Wells, and just after the garage on your right a shared driveway lead to the property.



## Services

We have been advised that mains electric, water and drainage are connected to the property. Heating is served by way of an air source heat pump. 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

To be confirmed

## EPC

The EPC rating for this property is (TBC).



### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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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.
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