

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## 2 Werstan Close, Malvern, WR14 3NH

Offers Over **£475,000**

A Beautifully Presented, Spacious And Light Four Bedroomed Semi Detached Family Home. Situated In A Sought After Crescent Of Similar Properties. Open Plan Accommodation, Partial Garage Conversion And Potential For Further Development And Extension Subject To The Relevant Planning Permissions Being Sought. Central Heating And Double Glazing. Generous South Facing Garden And Ample Off Road Parking. Energy Rating C.

**Bedrooms: 5 | Bathrooms: 1 | Receptions: 2**



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



Werstan Close is situated in a popular crescent of similar properties overlooking a large central green. The property is located close to the amenities of Barnards Green offering a range of independent shops, eateries, takeaways, public houses and community facilities. Further and more extensive amenities are available in Great Malvern or the retail park in Townsend Way.

Transport communications are excellent with a mainline railway station in Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales whilst the M5 corridor is just outside Worcester bringing the Midlands and south west into a easy commute.

The area has a number of highly regarded schools at primary and secondary level in both the state and private sectors

2 Werstan Close is a spacious, light and beautifully presented four bedroomed link semi detached family home with modern finish. The garage has been partially converted to create a snug/additional bedroom which has further potential for development (subject to the relevant planning permission).

The house has undergone a programme of refurbishment since the current owners purchased it twelve years ago. It is approached over a lawned foregarden and a driveway that offers parking for four vehicles. A pedestrian path leads to the front door located under a storm porch. The path continues to the door to the utility room which can also be accessed via steps from the driveway. External lighting.





**Reception Hall** - Engineered Oak flooring, understairs storage cupboard, two ceiling light fittings, radiator and doors to kitchen diner and WC (described later) and to

**Sitting Room** - Continued engineered Oak flooring, dual aspect double glazed window to front and French doors opening to the garden. Two ceiling light fittings, two radiators and space for electric fire.

**Kitchen/Diner** - 6.76m x 4.09m (22'2" x 13'5")

Open plan space, ideal for family living with a range of base and eye level units with worktop over, breakfast bar seating. One and a half bowl sink with drainer. Five ring gas **HOB** with extractor over, built in **DISHWASHER**, eye level **OVEN** and **GRILL**, **FRIDGE FREEZER**, partially tiled walls, vinyl flooring. Double glazed window to rear overlooking garden and French doors. Spotlights, three ceiling light fittings, partially tiled walls and door to

**Utility Room** - With separate access from the front of the house and double glazed door from the garden providing the opportunity to be self contained. Radiator, spotlights, range of base and eye level units. Stainless steel sink. Vinyl tile flooring. Door to



**Snug/Home Office/Bedroom 5** - Partial conversion from the garage, wood effect vinyl flooring, spotlights, vertical radiator, double glazed window to side and French doors opening to the garden.

**WC** - Wood effect flooring, close coupled WC, chrome heated towel rail, obscure double glazed window to front. Spotlights, wall mounted vanity wash hand basin with tiled splashback.

**Landing** - Accessed via an Oak balustraded staircase from the reception hall. Carpet, double glazed window to front, radiator. Access to partially boarded loft space with electricity and built in ladder. Airing cupboard and doors to

**Bedroom 1** - 4.17m x 3.02m (13'8" x 9'11")

Laminate flooring, double glazed window to rear, radiator, space for wardrobe and ceiling light fitting.

**Bedroom 2** - 3.53m x 2.62m (11'7" x 8'7")

Laminate flooring, double glazed window to front overlooking the green. Built in wardrobe, ceiling light fitting and radiator.

**Bedroom 3** - 3.96m x 2.59m (13'0" x 8'6") - Carpet, ceiling light fitting, double glazed window to side. Radiator.

**Bedroom 4** - 3.02m x 2.95m (9'11" x 9'8") - Carpet, double glazed window to rear, space for wardrobe, radiator and ceiling light fitting.





**Bathroom** - Wood effect flooring, close coupled WC, spotlights, extractor fan, wall mounted sink, partially tiled walls, chrome heated towel rail, obscure double glazed window, panelled bath with electric Mira shower over.

**Outside** - A beautiful and generous garden which is mainly laid to lawn with a private and mature aspect with planted and hedge borders offering colour throughout the year. Gravelled area with space for shed. Patio which is the full width of the house and can be accessed via French doors from the kitchen diner, sitting room and snug. Separate pedestrian door from utility. An ideal space for entertaining and al-fresco dining. Whilst enjoying a south facing aspect and glimpses of the Malvern Hills. External power sockets, lighting and water tap.

**Garage/Storage** - The majority has been converted into the snug/additional bedroom. The garage can be accessed via an up and over door to the front. Power and light connected. There is potential to be converted to an en-suite (subject to the relevant planning consents being sought).

**Directions** - From the John Goodwin office follow the A449 toward Ledbury taking the second left turn into Church Street proceeding downhill and straight across the traffic lights. Continue until reaching the roundabout take the third exit through the centre of Barnards Green and take the second turning right into Poolbrook Road. Proceed for a short distance and take the first right into Werstan Close and the property will be found on the left hand side as indicated by the agent's For Sale board.

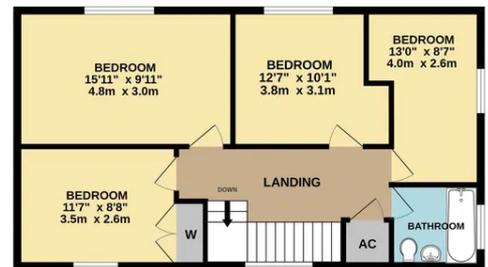
**Services** - We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating 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.



GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

The EPC rating for this property is C (73).

**Viewing** - By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

**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.

#### Tenure

We are advised (subject to legal confirmation) that the property is freehold.

#### 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.