

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



4 Woodbury Rise, WR14 1QZ

Guide Price **£350,000**

Completely Refurbished And Re-modeled Three Bedroomed Semi Detached Home With Spacious, Versatile And Light Filled Accommodation, Dual Aspect Views To The Malvern Hills And Over Worcestershire Countryside. Landscaped Rear Garden, Off Road Parking, Convenient Position Close To Local Amenities. Energy Rating D

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2



01684 892809

Malvern Office
malvernsales@johngoodwin.co.uk
www.johngoodwin.co.uk
@JGoodwinFRICS



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



Enjoying a convenient position less than a mile from the centre of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. There are more local amenities within ten minutes' walk along Newtown Road and Albert Park Road including a small general stores, bakery and a range of shops. Transport communications are excellent.

There is a regular bus service in the immediate area. Junction 7 of the M5 motorway at Worcester is only about eight miles distant and there are mainline railway stations in both nearby Malvern Link and Great Malvern itself. Educational needs are well catered for. The property is within walking distance of two highly regarded primary schools and Dyson Perrins Secondary School.

4 Woodbury Rise is an immaculately presented home with three double bedrooms. Beautifully refurbished by the current owners since they purchased it two years ago. Offering stylish, light filled accommodation with a high quality modern finish throughout. The property has been thoughtfully updated with a keen eye for detail creating a contemporary yet welcoming home. The spacious layout includes three generous double bedrooms and a versatile converted garage that now provides an additional room ideal as a study or a fourth bedroom if required.

The accommodation also benefits from an abundance of natural light and dual aspect views to the Malvern Hills and across countryside.





Externally the rear garden has been attractively landscaped and is a perfect spot for relaxing and entertaining. To the front is the added benefit of off road parking.

Conveniently situated in a popular residential area close to Great Malvern the property offers easy access to a range of local amenities, schools and transport links. Further benefits include gas central heating and double glazing.

The accommodation in more detail comprises:

Entrance Hall With wood effect flooring, understairs storage cupboard, stairs to first floor. Doors to kitchen diner and

Sitting Room - 5.03m x 3.81m (16'6" x 12'6") Wooden flooring and double glazed window to front with a view to the Malvern Hills. Gas fire (not in working order) and door to

Study - 3.05m x 2.36m (10'0" x 7'9") Part of the converted garage. A versatile space for use as a study or fourth bedroom if required.





Kitchen Diner - 6.88m x 2.13m (22'7" x 7'0") A lovely open plan area ideal for family living forming part of an earlier extension. Beautifully refurbished with sliding patio doors opening to the garden and giving ease of access to the utility and downstairs cloakroom.

Range of base and eye level units with under counter lighting, built in appliances of FRIDGE FREEZER, eye level OVEN and GRILL, AEG INDUCTION HOB and DISHWASHER.

Utility Room Space for white goods, worktop, double glazed window and door to

Cloakroom Close coupled WC, pedestal wash and basin and housing the Worcester Bosch central heating boiler.

First Floor

Landing Spacious and light filled with double glazed window to rear with far reaching views over Worcestershire. Access to loft spaces and doors to

Bedroom 1 - 3.51m x 3.48m (11'6" x 11'5") Located at the front of the property and having view to the Malvern Hills.

Bedroom 2 - 3.56m x 3.12m (11'8" x 10'3") To the rear with views over Worcestershire.

Bedroom 3 - 3.48m x 2.69m (11'5" x 8'10") Views to the Malvern Hills, built in wardrobe.





Bathroom Beautifully upgraded. Partially panelled walls, wall mounted sink, close coupled WC, panelled bath with waterfall shower over. Chrome towel rail.

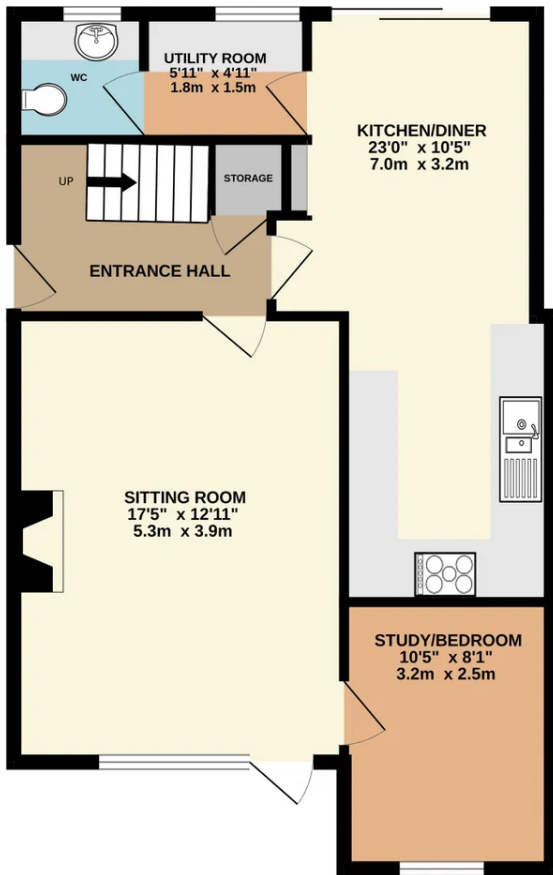
Outside The rear garden has been beautifully landscaped by the current owners and a sliding door from the kitchen diner opens to a raised patio area with views over adjacent countryside. A great space for al-fresco dining and entertaining being so close to the amenities of the kitchen. From here steps lead down to a flat lawned area with gravel and planted borders offering colour throughout the year. Private and mature aspect with secure gated side entrance.

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.

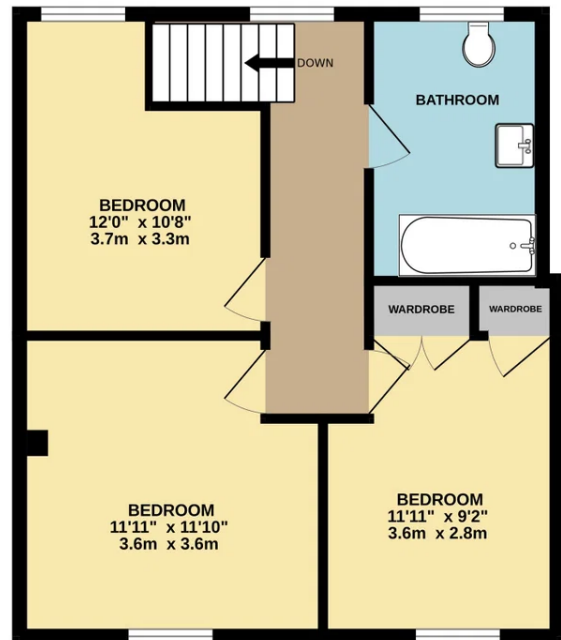
Tenure

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

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.1 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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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 "D"

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 D (67).

Directions From the centre of Great Malvern proceed north for about quarter of a mile along the A449 towards Worcester. At the traffic lights at Link Top turn left signposted Leigh Sinton almost immediately bearing sharp right into Newtown Road. Continue along this route for about quarter of a mile before turning left into Nursery Road. Proceed for a short distance uphill where as the road bears to the left turn right into Woodbury Rise where number 4 will be seen immediately on the right hand side, as indicated by the agent's For Sale board.