

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A DETACHED AND EXTENDED INDIVIDUAL DORMER BUNGALOW DATING BACK TO THE EARLY 1900'S SITUATED ON A CORNER PLOT POSITION IN A HIGHLY DESIRABLE RESIDENTIAL QUIET AREA PROVIDING PLENTY PERIOD CHARM THROUGHOUT. VIEWS TO THE MALVERN HILLS. DETACHED GARAGE WITH OFF ROAD PARKING AND BEAUTIFUL WRAP AROUND GARDEN. NO ONWARD CHAIN. EPC RATING E**

## Delamere Road – Offers In Excess Of £400,000

3 Delamere Road, Malvern, Worcestershire, WR14 2BQ

 3/4  2  2





## 3 Delamere Road

### Location & Description

This is an ideal opportunity to purchase a well proportioned detached family home within easy access to the comprehensive amenities of Barnards Green which has a wide range of shops and a bus service.

Great Malvern offers a further range of amenities to include shops, banks, building societies, Post Office, restaurants and the Waitrose supermarket. Malvern as well as being famous for its range of hills is also renowned for its theatre complex with concert hall and cinema. There are also many sporting facilities available to include the Splash leisure centre and the Manor Park Sports Club.

Educational facilities are well catered for with the property being within easy reach of highly regarded secondary and private schools as well as being close to a number of local primary schools.

Transport communications are excellent with Great Malvern mainline railway station in Avenue Road having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant and brings The Midlands and most parts of the country within easy commuting time.

### Property Description

3 Delamere Road is a beautifully situated individual detached dormer bungalow which has been extended over the years providing spacious and versatile accommodation throughout. The property benefits from period charm dating back to the early 1900's offers potential purchasers the opportunity to put their own stamp on the property and is tucked away on a corner plot position with beautiful views to the Malvern Hills from the garden and conservatory, whilst enjoying a beautifully maintained and mature wrap around garden.

At the side is a detached garage with an electronic up and over door and off road parking. This individual property could be the ideal family home located in a much sought after residential area with versatile accommodation and bedrooms on both the ground and first floor. The house is situated in a very convenient position and is being offered with no onward chain.

3 Delamere Road is set back from the road behind a hedged well maintained garden and the detached garage and off road parking can be found to the side. The driveway has gated access into the garden and separate access via a wrought iron gate opens to a paved pathway which leads to a wooden stable door opening to the

### Kitchen and Breakfast Room 2.79m (9ft) x 3.69m (11ft 11in)

Vinyl tile effect flooring, a range of base and eye level units with worktop and separate breakfast bar seating area with cupboards below. One and a half stainless steel sink and drainer, WASHING MACHINE and DISHWASHER, built-in OVEN and GRILL and gas HOB with extractor fan over. Ceiling light fitting, partially tiled walls, space for fridge/freezer, dual aspect double glazed window overlooking the garden and door to





### Hallway

With carpet, radiator, understairs storage cupboard with lighting, ceiling light fitting, two wall lights and doors to the sitting room, dining room, bathroom, conservatory and bedroom 1.

### Sitting Room 5.27m (17ft) x 3.64m (11ft 9in)

Carpet, two double glazed windows to the side, double glazed french doors giving access to the garden, gas fireplace, two ceiling light fittings, radiator and door to

### Ground Floor Bedroom 2.58m (8ft 4in) x 3.66m (11ft 10in)

Carpet, radiator, double glazed window to the rear, ceiling light fitting.

### Ground Floor Bedroom 3.69m (11ft 11in) x 3.69m (11ft 11in)

Carpet, dual aspect double glazed window, original fireplace feature, radiator, airing cupboard with radiator and shelving.

### Dining Room/Bedroom 3.72m (12ft) x 3.69m (11ft 11in)

Carpet, dual aspect double glazed window, radiator, ceiling light fitting.

### Ground Floor Bathroom

Tiled floor, partially tiled walls, obscured double glazed window, pedestal wash hand basin, close coupled WC, heated towel rail, tiled shower cubicle with mains power shower connected and ceiling light fitting.

### Conservatory

Accessed by a wooden stable door from the hallway, built of brick and UPVC construction with a lovely view towards the Malvern Hills and french doors opening to the garden, two wall lights and radiator.

### First Floor Landing

The first floor is built into the eaves giving restricted head height. Doors to bedroom and bathroom, carpet, double glazed window, ceiling light fitting.

### Bedroom 3.38m (10ft 11in) x 3.28m (10ft 7in) (max into eaves)

Carpet, eaves storage cupboards, double glazed window, radiator, ceiling light fitting.

### Bathroom

Velux window with view to the hills, corner bath, partially tiled walls and shower connected. Radiator, carpet, two eaves storage cupboards, pedestal wash hand basin, close coupled WC and ceiling light fitting.

### Outside

One of the many selling points of the property is the garden as it is on a corner plot with complete wrap around mature garden with lawned sections enjoying planted and colourful borders including the likes of an apple and magnolia trees and further array of further colourful shrubs. The garden provides a private and peaceful setting and there is a patio area ideal for alfresco dining accessed via the kitchen and sitting room. The garden enjoys a beautiful view to the hills and both south and west facing aspects, external lighting and water tap. A block paved and gravel pathway skirts the property providing complete wrap around access and leads to the conservatory doors and detached garage which has a pedestrian door to the rear.

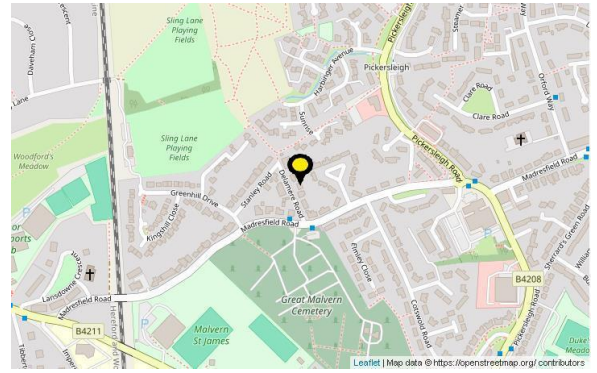
### Detached Garage 5.89m (19ft) x 3.13m (10ft 1in)

Pedestrian door to the rear, electric up and over door to the front, power and electricity connected.



## Directions

From the agents office in Great Malvern proceed down Church Street and straight over the traffic lights. Continue down Barnards Green Road and take the fifth turning on the left into Madresfield Road and on seeing the cemetery on your right turn left into Delamare Road and continue down the road and number 3 can be found on the left hand side just on the turning to Stanley Road.



## 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 "D"

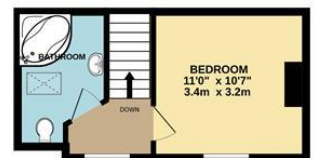
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E (53).

GROUND FLOOR  
910 sq. ft. (84.6 sq.m.) approx.

1ST FLOOR  
215 sq. ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq. ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
Made with Measure ©2020

## 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.



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

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

