

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



12 Belvoir Bank, Malvern. WR14 4LY

Guide Price **£300,000**

A Well Positioned Modern Three Bedroom Semi Detached Home Offering Well Presented Living Accommodation, Off Road Parking, And A Garage Both Of Which Is A Rare Benefit In This Sought After Area. EPC Rating: C.

Bedrooms: 3 | 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

Ideally situated within walking distance of the Malvern Hills, the property also enjoys easy access to the historic Victorian town of Great Malvern. The town offers a vibrant mix of high street retailers, independent boutiques, cafés, restaurants, and a range of community amenities, alongside the renowned Malvern Theatre and cinema.

Further shopping and leisure facilities can be found at Townsend Way Retail Park and in the nearby city of Worcester. Transport links are excellent, with mainline railway stations at Malvern Link and Great Malvern providing direct services to Worcester, Birmingham, London, Hereford, and South Wales. Junction 7 of the M5 motorway is also within easy reach, making this an ideal location for commuters.

The Property

12 Belvoir Bank is a modern three bedroom semi detached home, ideally located for convenience and lifestyle. The property is approached via a block paved driveway providing off road parking and access to the integral garage. A pedestrian pathway leads past a planted border to the obscured double glazed UPVC front door, positioned to the side of the property.

Inside, the accommodation benefits from gas central heating and double glazing throughout. The entrance hall provides access to a cloakroom, with tiled flooring continuing through to the contemporary kitchen. The kitchen is fitted with a range of wall and base units, ample work surfaces, and integrated appliances including a fridge freezer, gas hob, and oven, along with space for a slimline dishwasher. A sink unit sits beneath a double glazed window.





To the rear, the main living space is bright and spacious, featuring wood effect flooring, a useful understairs cupboard, and a staircase rising to the first floor. The room benefits from both a rear facing window and double glazed French doors opening onto the garden, creating a light and airy feel.

Upstairs, there are three well proportioned bedrooms, two of which include fitted wardrobes. The front bedroom enjoys attractive views across the Severn Valley towards the Malvern Hills and benefits from a range of fitted furniture. The bedrooms are served by a family bathroom with a thermostatically controlled shower over the bath, as well as an airing cupboard.

Outside

The enclosed rear garden offers a low maintenance outdoor space, mainly laid to attractive paving, with a fitted seating area beneath a pergola ideal for entertaining. Gated pedestrian access leads to the front, and the garden also enjoys views back towards the Malvern Hills.





Entrance Hall

Cloakroom

Kitchen - 2.46m x 2.51m (8'1" x 8'3")

Sitting Room - 0m x 5.05m (14'7 maximum" x 16'7")

Landing

Bedroom 1 - 3.43m x 0m (11'3" x 9'4 maximum")

Bedroom 2 - 3.48m x 2.34m (11'5" x 7'8")

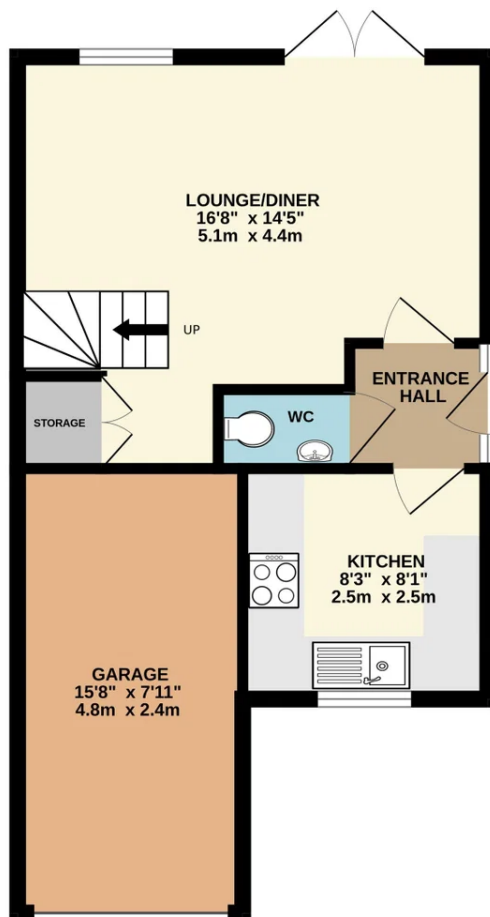
Bedroom 3 - 2.59m x 2.59m (8'6" x 8'6")

Bathroom

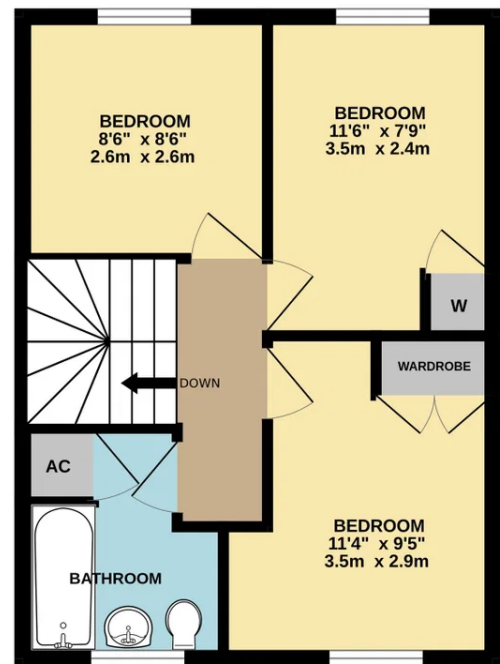
Single Garage



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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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.

Directions - From the agents office proceed north along the A449 towards Malvern Link and take the first fork left into North Malvern Road. Continue along North Malvern Road passing the right hand turn into Cowleigh Road after a short distance the property will be found on the right hand side as indicated by the agents for sale board.

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

Council Tax - COUNCIL TAX BAND "C"

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 C (70).

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 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.