

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY PRESENTED AND QUIETLY SITUATED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED CLOSE TO LOCAL AMENITIES IN A CUL-DE-SAC POSITION. EPC RATING C

Russell Close - Guide Price £260,000

3 Russell Close, Malvern, Worcestershire, WR14 2QR



3 Russell Close

Location & Description

The property enjoys a convenient location less than ten minutes on foot from the busy and well served neighbourhood of Malvern Link where there is a range of amenities including several supermarkets, shops, a bank, two service stations, takeaways and places to eat out. Malvern's main retail park is close at hand. Here there are many familiar high street names including Marks & Spencer, Boots, Next, Cafe Nero, McDonalds and a Morrisons supermarket. The larger town of Great Malvern is just over a mile distant. This offers a more comprehensive range of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Educational needs are well catered for. There is a wide choice of excellent schools at primary and secondary levels and in both the private and state systems. There is also a good transport network including a mainline railway station less than fifteen minutes away on foot and Junction 7 of the M5 motorway at Worcester which is just nine miles. For those who like walking the dog Malvern Link common is also only a short distance away.

Property Description

3 Russell Close is a modern three bedroom semi-detached property situated within this cul-de-sac location. The property is set back from the road behind a lawned foregarden with planted beds and to the right side of the house there is a tarmac driveway allowing parking for vehicles with gated pedestrian access to front.

Set under a pitched tiled roof storm porch with wooden support the obscure glazed composite front door opens to the living accommodation benefitting from gas central heating and double glazing and being well presented throughout.

The living accommodation in more detail comprises

Entrance Hall

Stairs rise to first floor, ceiling light point, radiator. A door opens to sitting room (described later) and a further door opens through to

Cloakroom

Fitted with a modern white low level WC and vanity wash hand basin with mixer tap and cupboard under and splashback. Obscured double glazed window, ceiling light point, radiator.

Sitting Room 4.73m (15ft 3in) (maximum) x 4.21m (13ft 7in)

Enjoying a double glazed window to front, coving to ceiling, ceiling light point, radiator. Useful understairs storage cupboard and multi-glazed panel door opening through to

Dining Kitchen 3.04m (9ft 10in) x 5.21m (16ft 10in)

Divided into two main areas, the first of which is the dining space with ceiling light point, radiator and double glazed patio style doors opening to and overlooking the rear garden.





The kitchen is fitted with a range of Shaker style base units with rolled edge worktop over and matching wall units. There is an integrated four ring electric HOB with stainless steel extractor over and a single eye level OVEN. Set under the double glazed window to rear is a stainless steel sink unit with mixer tap and drainer with space and connection point for a washing machine under. Useful work surface return with cupboards under dividing the kitchen from the dining area. Inset ceiling light points in the kitchen space with a ceiling light point in the dining room. Tiled splashbacks.

First Floor Landing

Double glazed window to side, loft access point, ceiling light point, airing cupboard with useful shelving. House in the loft is the Worcester boiler which was installed approximately four to five years ago. Doors open through to

Bedroom 1 4.49m (14ft 6in) (maximum) x 3.07m (9ft 11in)

Double glazed window to front, ceiling light point, radiator. A good sized double bedroom.

Bedroom 2 3.33m (10ft 9in) x 3.15m (10ft 2in)

Double glazed window to rear, ceiling light point, radiator.

Bedroom 3 3.28m (10ft 7in) x 2.06m (6ft 8in)

Double glazed window to front, ceiling light point, radiator. Useful over stairs storage with shelving.

Bathroom

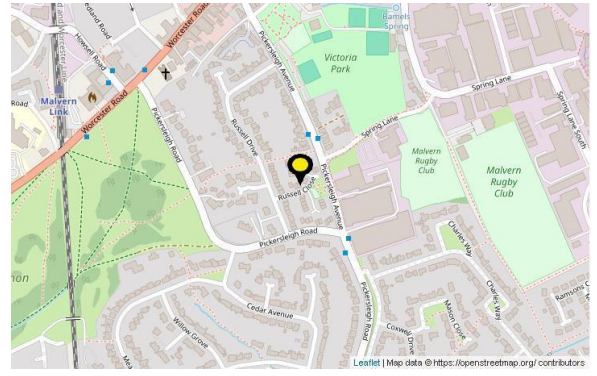
Fitted with a white suite consisting of a low level WC, vanity wash hand basin, panelled bath with electric shower over and Aqua boarding finished to all walls. Obscured double glazed window to rear and inset ceiling light points and wall mounted extractor fan. Radiator.

Outside to the rear

A paved patio area extends away from the property leading around to the side where there is gated pedestrian access to driveway. From the patio area steps lead up through a raised bed to the lawn with planted bed to side and water feature. At the bottom of the garden is a decked seating area where the pleasures of this setting can be enjoyed and enclosed by a fenced perimeter and benefitting from an outside sensor security light and water tap.

Directions

From the agent's offices in the centre of Great Malvern proceed north along the A449 Worcester Road in the direction of Malvern Link. After just over a quarter of a mile pass through a set of traffic lights at Link top, bearing right downhill with Malvern Link Common on your right hand side. Continue through another set of traffic lights (still with the common on your right) and past the railway and fire stations on your left. Just after the fire station as the common ends turn right into Pickersleigh Road following the bottom of the common which remains on your right. Continue round a sharp left hand bend. Russell Drive is the second turn to the left. Turn here and take the first right into Russell Close. The property can be found after a short distance on the left as indicated by the agents For Sale board.



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

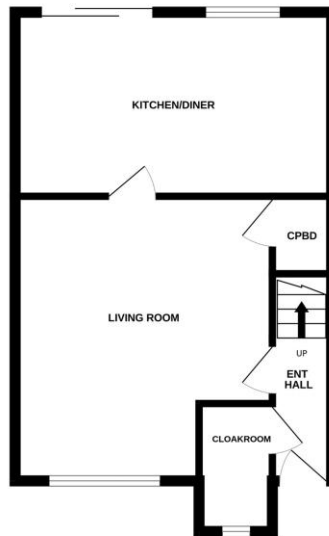
COUNCIL TAX BAND "C"

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

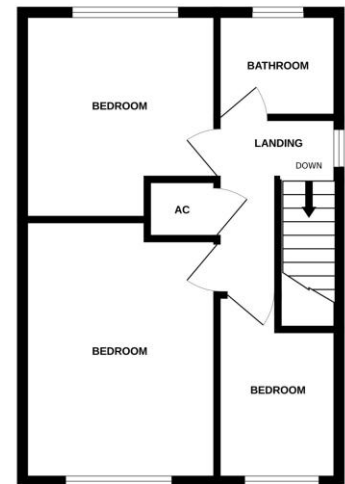
EPC

The EPC rating for this property is C (72).

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



3 RUSSEL CLOSE

TOTAL FLOOR AREA: 858 sq.ft. (79.7 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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EST. 1981

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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.
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.

