

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



35 Poolbrook Road, Malvern. WR14 3NL

Guide Price **£335,000**

A Superb Detached Cottage Enjoying Delightful Views Over Common Land, Perfectly Positioned In A Highly Convenient Location. Energy Rating D.

Bedrooms: 2 | 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



Location - Located in a popular residential area being within an easy walking distance to local amenities of shops, bus service, inn and open common land. Barnards Green is also close by offering a good range of shops, bank and Co-Op supermarket.

The town centre of Great Malvern has a further range of 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 together with having recreational and sporting facilities at the Splash leisure centre and Manor Park sports club.

Educational facilities are extremely well catered for with The Chase High School being within walking distance of the house. There is a range of local primary schools and schools at both primary and secondary levels in the private sector.

Transport communications are excellent with two mainline railway stations at Great Malvern and Malvern Link having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 7 miles distant and brings the Midlands and most parts of the country within easy travelling time. Poolbrook Road also offers an easy commute to the local villages of Hanley Swan, Welland and to Upton upon Severn.

The Property - Wonderfully positioned within this highly sought after location, 35 Poolbrook Road is a beautifully presented period cottage enjoying an attractive outlook across local common land. Combining character features with modern improvements, this delightful home offers well balanced accommodation together with private gardens, a garage and direct access to the surrounding countryside.





The property benefits from access over common land to the front of the house. A wrought iron pedestrian gate opens onto a stone chipped pathway leading to a composite entrance door with obscure double glazed inserts.

The cottage has been well maintained and improved by the current owners, benefiting from replacement double glazing and gas fired central heating.

The entrance hall features an attractive quarry tiled floor and exposed timber studwork, creating an immediate sense of the property's period character. A door leads to the ground floor cloakroom, while the hallway opens into the impressive living accommodation.

Flooded with natural light from triple aspect double glazed windows, the spacious living area is divided into two distinct spaces. The sitting room centres around a charming original 1850s fireplace with an open grate, set within an attractive feature surround with a slate hearth, creating a warm and welcoming focal point.

A wide archway leads seamlessly into the dining area, which is ideally positioned adjacent to the kitchen, making it perfect for both everyday family life and entertaining.

The kitchen was refitted approximately four years ago and offers an attractive range of cream shaker style wall and base units with generous worktop space. Integrated appliances include a four ring gas hob, eye level oven, microwave, fridge/freezer and dishwasher. A stainless steel sink with a contemporary flexible mixer tap is positioned beneath one of the double glazed windows, overlooking common land.





A inner hallway provides access to the rear porch, which opens directly onto the garden, while a staircase rises to the first floor.

The first floor landing provides access to the insulated loft via a pull down ladder.

There are two generous double bedrooms. The principal bedroom enjoys dual aspect double glazed windows and view of the hills, while the second bedroom benefits from a useful built in wardrobe together with a recently installed wall mounted gas boiler.

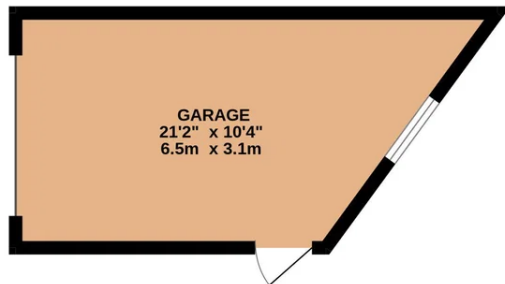
The bedrooms are served by a stylish shower room comprising a large walk-in shower enclosure, low level WC and pedestal wash hand basin.

Outside - The property enjoys a delightful enclosed courtyard style rear garden with a paved seating area and well stocked planted borders, all enclosed by a wall and timber fencing. A pedestrian gate provides direct access onto the adjoining common land, offering wonderful opportunities for walking and enjoying the surrounding countryside.

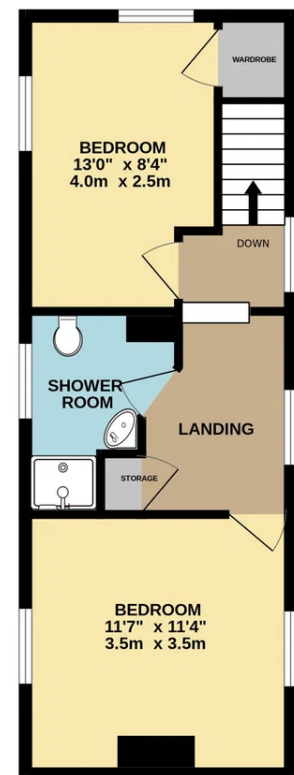
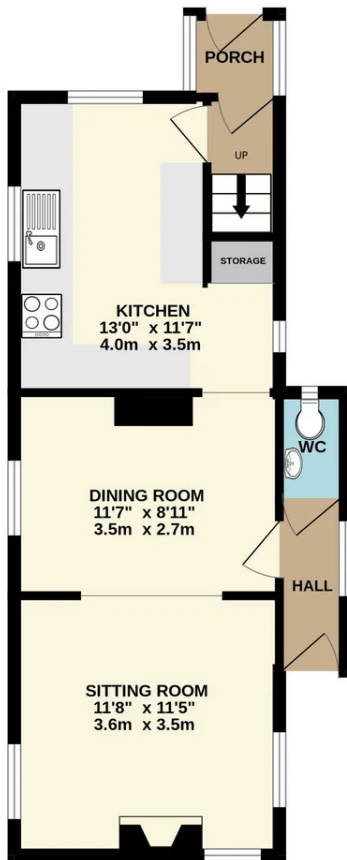
From the garden, access is gained to the detached single garage, constructed of brick beneath a pitched roof. The garage benefits from an electric up and over door, pedestrian access from the garden, together with light and power. The garden also features sensor lighting, power socket and an outside water tap.



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.8 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 electricity, gas, 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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

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.

Tenure - Freehold

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

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.

Energy Performance Certificate - The EPC rating for this property is D (61)

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

Directions - From the agent office in Great Malvern proceed south along the A449 Worcester Road and turn left into Church Street. Continue downhill until you reach the roundabout in Barnards Green. Take the third exit just after the shops. Take the second turning right into Poolbrook Road and the cottage can be found on the left as indicated by the agents For Sale board.