

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN ATTRACTIVE TWO BEDROOM SEMI-DETACHED PERIOD HOME OCCUPYING AN ELEVATED POSITION WITH BEAUTIFUL VIEWS OVER WORCESTERSHIRE AND BEYOND. RECENT IMPROVEMENTS THROUGHOUT INCLUDING NEW KITCHEN, HEATING SYSTEM, LANDSCAPED GARDEN, CONVENIENTLY PLACED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND THE MALVERN HILLS. NO ONWARD CHAIN EPC "D"

Aliwall Cottages - Guide Price £240,000

13 Old Hollow, Malvern, Worcestershire, WR14 4NP

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Aliwall Cottages, 13 Old Hollow

Location & Description

The property is well placed for good local amenities at Link Top where there are shops, a bus service and church. Close by is Northleigh Primary school in St Peter's Road and there are many walks to be enjoyed across the Malvern Hills. The centre of Great Malvern is within one mile and offers a wider 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 tourist attractions to include the theatre complex with concert hall and cinema and there are many sporting facilities available to include the Splash leisure centre and the Manor Park Sports Club. The property has easy access to the hills with hours of walking and access to public footpaths and bridleways on the doorstep.

Transport communications are excellent with two mainline railway stations at Malvern 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 all parts of the country within easy commuting time.

Educational needs are well catered for with primary schools in the area together with Dyson Perrins secondary school in Yates Hay Road.

Property Description

13 Old Hollow occupies one of the best elevated positions in Malvern with fabulous views over the Worcestershire countryside and beyond. The current owners have made some significant improvements to the property whilst retaining much of its original period Victorian charm dating back to the mid 1800's, which include the likes of a new kitchen, heating system and a completely landscaped rear garden providing breath-taking views over Worcestershire and beyond. The property enjoys light filled and flowing accommodation throughout.

13 Old Hollow is set back and elevated from the road behind a walled, lawned foregarden with a patio area to the front to enjoy the views. There is a path leading to the rear garden and also provides access to the

Entrance Porch

Mat well, space for coat hooks, ceiling light fitting, double glazed window to the side, obscured stable door opening to the

Sitting Room 3.38m (10ft 11in) x 4.00m (12ft 11in) maximum

Vinyl flooring, radiator, wood burning stove on a raised hearth. Built-in cupboards to alcove, double glazed window to the front with a view and a wooden door opening to the





Kitchen Diner 3.72m (12ft) x 3.41m (11ft) (max point)

Vinyl floor over quarry tiles, understairs storage area, recently fitted kitchen with a range of base and eye level units and wood effect worktop over. Butlers sink with double glazed window to the rear. Built in OVEN with ceramic HOBS over. Space for washing machine (available by separate negotiation), partially tiled walls and fridge freezer (also available by separate negotiation). Space for dining table, extractor fan, new Worcester Bosch boiler, radiator. A rear hallway gives access to door to garden, stairs to first floor, ceiling light fitting, heated towel rail and door to the

Bathroom

Tiled floor and tiled walls. Close coupled WC, heated towel rail, pedestal wash hand basin, ceiling light fitting, extractor fan, panelled bath with electric shower connected and obscured double glazed window to the side.

First Floor

Landing

Loft access point, double glazed window to side, doors to both bedrooms, carpet, thermostat, ceiling light fitting.

Bedroom 1 3.72m (12ft) x 3.38m (10ft 11in)

Floorboards, double glazed window to the front with beautiful views over the Worcestershire countryside, radiator, pendant light fitting.

Bedroom 2 3.72m (12ft) x 2.53m (8ft 2in) (max point)

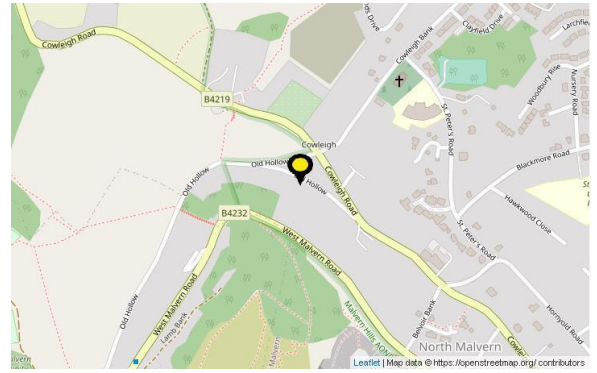
Floorboards, radiator, pendant light fitting, double glazed window with a view onto the garden.

Outside

The garden has been completely landscaped and renovated hillside garden with steps and gravel border leading to the top. The garden boasts two level decked areas both of which enjoy a marvellous view and ideal for alfresco dining. One of the decked areas enjoys a raised planted bed with the likes of blueberry and raspberry bushes. There is a well maintained lawn section with sleeper borders.

Directions

From Great Malvern proceed north along the A449 towards Worcester for a short distance. Turn left signposted to Bromyard into North Malvern Road. Take the first turning on the right into Cowleigh Road. Continue along this road and on seeing a sharp right hand downhill bend proceed straight on into Old Hollow where the property can be found on the left hand side.



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 infer 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 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.

Viewing

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

Council Tax

COUNCIL TAX BAND "A"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (62).



TOTAL FLOOR AREA - 589 sq ft (54.3 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the above, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and equipment have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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.



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