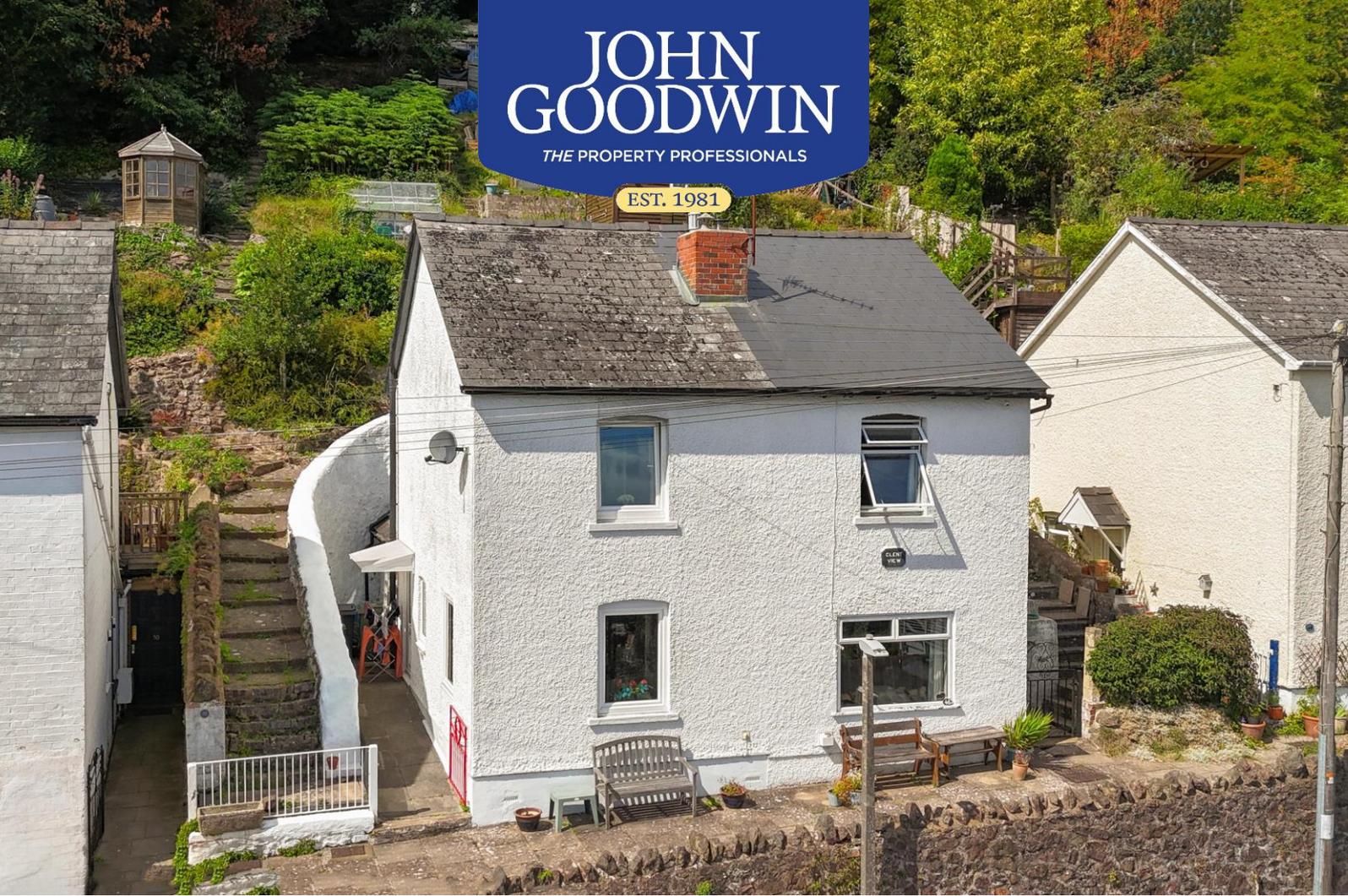


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A TWO BEDROOMED SEMI DETACHED QUARRYMAN'S COTTAGE DATING BACK TO THE 1870'S THAT RETAINS MANY OF ITS PERIOD FEATURES AND ENJOYS AN ELEVATED POSITION ON THE EASTERN SLOPES OF THE MALVERN HILLS WITH WONDERFUL VIEWS ACROSS THE SEVERN VALLEY INCLUDING FAR REACHING VIEWS OF THE THREE COUNTIES AND THE COTSWOLDS. LOCATED IN A QUIET AND SOUGHT AFTER RESIDENTIAL AREA. ENERGY RATING 'C'**

## Westminster Road - Guide Price £270,000

48 Westminster Road, Malvern, WR14 4ES



# 48 Westminster Road

## Location & Description

Enjoying a convenient location only a mile from the centre of the historic and cultural spa town of Great Malvern where there is a fine range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Transport communications are well catered for. There is a mainline railway station in Great Malvern itself less than 2 miles away. Junction 1 of the M50 motorway at Upton and Junction 7 of the M5 at Worcester are both about 9 miles distant.

The house also falls within the catchment area of some of the best educational facilities in the area, notably the Wyche primary and Chase secondary schools and is within a few minutes' drive of Malvern College and Malvern St James Girls' School. For those who enjoy the outdoor life or simply walking the dog this is the perfect spot. Peachfield Common is about 10 minutes away on foot and the network of bridleways and footpaths that criss-cross the Malvern Hills are on the doorstep. The Worcestershire Golf Club is just over half a mile away.

Westminster Road is part of a friendly community. It is a very quiet residential street dominated by traditional homes, the majority of which are restricted to the west side of the road. Located as it is on the upper slopes of the hills the street has a wonderful aspect across the Severn Valley below and number 48 is no exception. The road is part of Malvern's conservation area.

## Property Description

48 Westminster Road is a traditional two storey semi detached quarryman's cottage dating back to the 1870's which retains many of its original features. Two bedrooms, dining room, sitting room and extended kitchen and a family bathroom. Partially boarded loft space.

The house offers spacious and versatile accommodation but its great strength is the setting positioned high on the eastern slopes of the Malvern Hills and offering wonderful views over the Severn Valley.

A series of steps lead from the house to a good size, mature hillside terraced garden which is set against a woodland backdrop and from which the views become even more stunning.

The property is set back from the road on a raised terrace behind a Malvern Stone wall and a pedestrian path leads along the side of the house to an outdoor store and to a double glazed UPVC door set under a storm porch with external lighting opening to

## Dining Room 3.66m (11ft 10in) x 3.41m (11ft)

Carpet, pendant light fitting, radiator, stairs to first floor with leaded window on stairs. Glazed wooden doors to kitchen and to





**Sitting Room 3.66m (11ft 10in) x 3.35m (10ft 10in) max into alcove**

Double glazed windows to front and side enjoying the views, carpet, feature fireplace with potential to accommodate a woodburning stove, ceiling light fitting, built in shelving and radiator.

**Kitchen 3.75m (12ft 1in) x 2.58m (8ft 4in)**

Vinyl flooring. Range of base and eye level units with worktops over and pelmet lighting. Built in gas HOB and eye level DOUBLE OVEN and GRILL. Partially tiled walls, spotlights, extractor fan, two double glazed window to side and skylight. Space for washing machine (with external extractor), dryer and fridge freezer.

First Floor

**Landing**

Carpet, access to part boarded loft space with built in ladder and light. Pendant light fitting. Door to

**Bedroom 1 3.35m (10ft 10in) x 3.33m (10ft 9in)**

Carpet, radiator, ceiling light fitting, double glazed window with lovely views over the Severn Valley. Fitted wardrobes and small built in cupboard.

**Bedroom 2**

Carpet, built in wardrobe, double glazed window to rear, radiator and pendant light fitting.

**Bathroom**

Vinyl flooring, partially tiled walls, vanity wash hand basin with cupboard surround, close coupled WC. Double glazed window to side, tiled shower cubicle with mains shower connected. Airing cupboard with houses the boiler, radiator, extractor fan, spotlights, separate store cupboard, radiator with towel holder above.

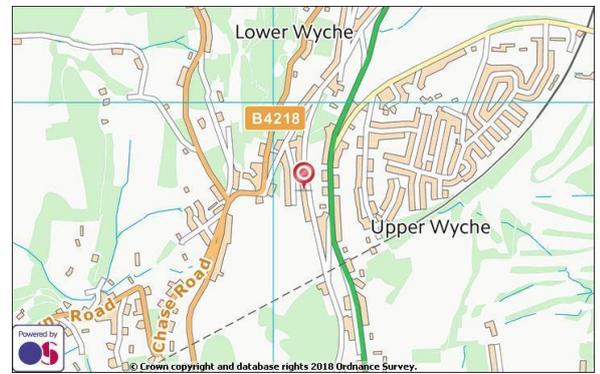
**Outside**

The rear garden occupies an elevated positions which has been terraced and is accessed via shared steps. The garden benefits from level areas, one of which houses a GREENHOUSE and offers plenty of potential. One of the main selling point of this garden is the magnificent view.



## Directions

From the agents office in Great Malvern proceed South along the A449 Wells Road towards Ledbury. After about quarter of a mile (as you approach open common land on each side of the road) take the fork to the right by the bus shelter on to Old Wyche Road. Follow this route uphill ignoring all turnings, passing a primary school on your left. Immediately after the school bear left into Westminster Road. Number 48 is just over half way along this road on the right hand side.



## Services

We have been advised that mains gas, electricity, 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 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 purchases/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

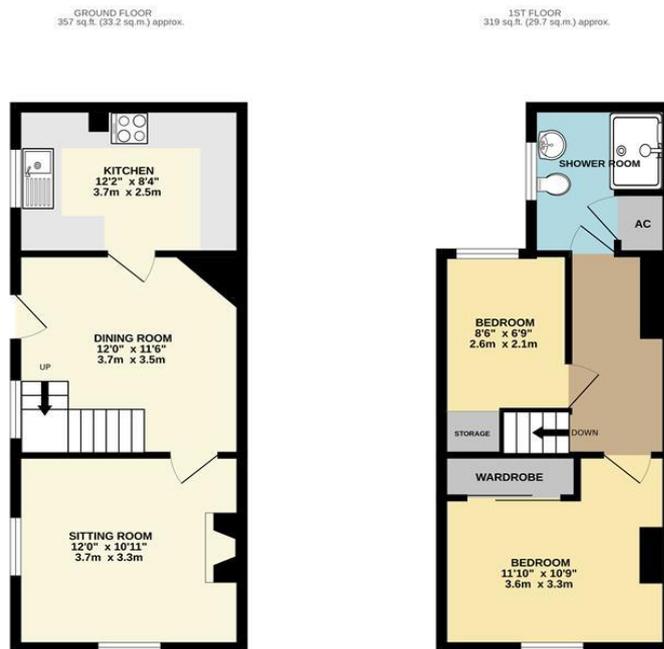
## Council Tax

COUNCIL TAX BAND "B"

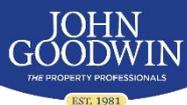
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (70).



TOTAL FLOOR AREA: 676 sq ft. (62.8 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropac CAD



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

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### 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.

