

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



56 Strothers Avenue, WR14 3RS

Guide Price **£425,000**

Wonderfully Positioned Four Bedroomed Town House In A Prime Location With Lovely Views. Immaculately Presented Accommodation, Light Filled And Versatile. Garden, Garage, Off Road Parking. No Onward Chain Energy Rating "B"

Bedrooms: 4 | Bathrooms: 3 | 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



The property enjoys a convenient position less than a mile from the centre of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

A more local selection of amenities can be found in nearby Barnards Green which is within walking distance and where there is a supermarket as well as a further choice of shops. Educational needs are well catered for at both primary and secondary levels including The Chase High School which is also accessible on foot. Transport communications are excellent. There is a mainline railway station in Great Malvern, about half a mile away. Junction 1 of the M50 at Upton upon Severn and Junction 7 of the M5 south or Worcester are within easy commuting distance.

56 Strothers Avenue is a beautifully presented and exceptionally light townhouse with four double bedrooms occupying a highly sought after position enjoying stunning dual aspect views of the Malvern Hills and over the Severn Valley. In excess of 1313 sq ft of versatile accommodation arranged over three floors. This attractive home is ideally suited to modern family living. The generously proportioned layout provides flexible living spaces allowing buyers to adapt the accommodation to suit their individual needs whether for a growing family, home working or multi-generational living.

The property has been thoughtfully maintained throughout to create a welcoming and contemporary environment flooded with natural light. There is potential to create a fifth bedroom on the top floor if necessary.

Externally there is a low maintenance rear garden perfect for those seeking outdoor space without the high upkeep with the added benefit of a garage and off road parking.





An appealing home offered with no onward chain and the accommodation in more details comprises:

The property is entered via a spacious and welcoming entrance hall with stairs to first floor, useful understairs storage cupboard and doors leading to the principal ground floor accommodation.

To the front of the property a generous sitting room enjoys an abundance of natural light from a large double glazed window and benefits from attractive views towards the Malvern Hills. To the rear the heart of the home is the impressive open plan kitchen dining room, a bright and sociable space ideally suited to modern family living and entertaining. Flooded with natural light and with doors directly onto the rear garden, this room seamlessly connects indoor and outdoor living. The kitchen is fitted with a range of base and eye level units complimented by built in appliances including an OVEN, gas HOB with extractor over and one and half bowl sink and drainer. Built in FRIDGE FREEZER and DISHWASHER. Leading from the kitchen is a utility room fitted with additional base and eye level units providing storage and space for additional white goods.

First Floor

Offering three well proportioned double bedrooms, an airing cupboard and family bathroom. Bedroom two is a particularly attractive room enjoying lovely views towards the Malvern Hills and benefitting from its own en-suite shower room with walk-in shower cubicle, close coupled WC and pedestal wash hand basin. Bedrooms 3 and 4 are both comfortable double bedrooms enjoying far reaching views over the Severn Valley. The family bathroom has a panelled bath with shower over, close coupled WC and pedestal wash hand basin.





Occupying the entire second floor the impressive principal bedroom suite provides a private retreat. This spacious rooms has dual aspect views taking in both the hills and views over the Severn Valley. There is a generous walk-in dressing room and a shower room. For buyers looking for additional accommodation the second floor also offers excellent potential to reconfigure the existing layout and create a fifth bedroom.

Outside

To the rear of the property there is off road parking for three vehicles and a garage with light and power connected. The garden is predominately laid to lawn with secure rear access from the driveway where a path leads to the patio doors opening to the kitchen diner. External water tap and lighting.

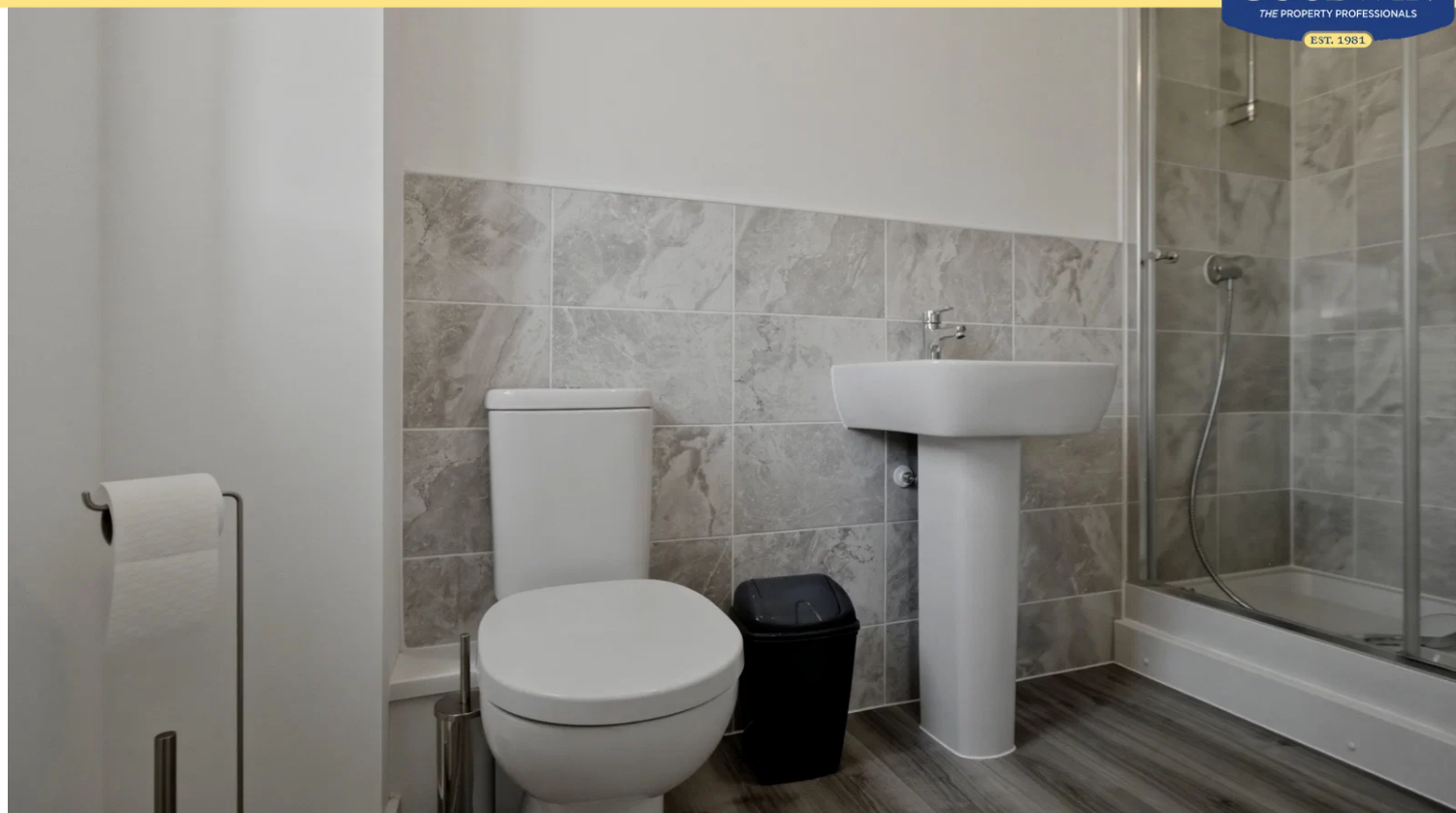
Directions

From the centre of Great Malvern proceed downhill on Church Street into Barnards Green Road passing Malvern St James Girls School and Sport Centre. At the the major island take the forth exit into Court Road. Follow this route for some distance where it becomes St Andrews Road. As the road begins to rise turn left into Doplar Road continue straight on past the central green and bear left where 56 Strothers Avenue will be found on the right as indicated by the agents For Sale board

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.





AGENTS NOTE:

There is an annual maintenance charge for the upkeep of the estate of £220.00 per annum.

Tenure

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

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There is an annual estate fee of £220

Viewing

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

Council Tax

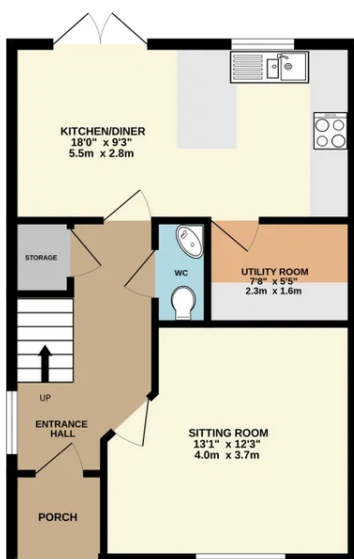
COUNCIL TAX BAND "D"

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

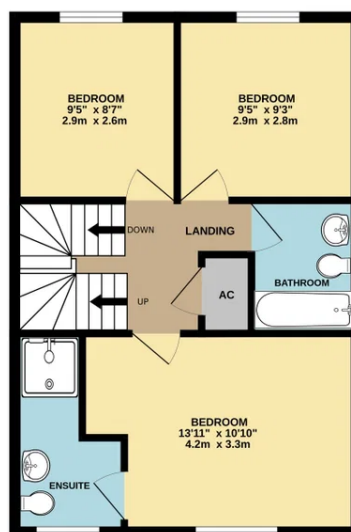
EPC

The EPC rating for this property is B (86)

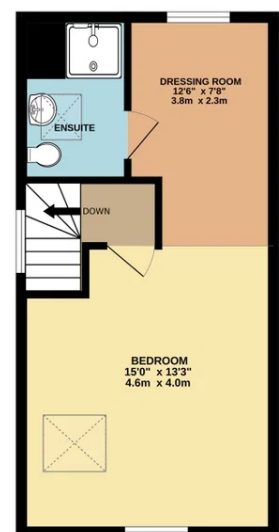
GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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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.