JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









1, The Mews, Walwyn Road, Colwall, WR13 6QG

Guide Price £250,000

A Well-Presented Two-Bedroom Semi-Detached Home Situated In The Heart Of Colwall, Offering Two Reception Rooms, Two Bathrooms And The Benefit Of Off-Road Parking. EPC C. No Chain

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Regulated by RICS®

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Offices also at Colwall, Malvern, Upton, Ross-on-Wye Office & London



Location - Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

Property Description - Situated in a highly convenient position in the centre of Colwall village, 1 The Mews is an attractive two-bedroom semi-detached home offering well-proportioned and versatile accommodation.

The property benefits from two separate reception rooms, providing flexibility for use as living and dining spaces, or potentially as a home office if required. The accommodation is complemented by two bedrooms and two bathrooms, making the property particularly practical for couples, downsizers or those wishing to accommodate visiting family and friends.

A further notable feature is the provision of off-road parking, an especially valuable benefit for a property positioned so centrally within the village.

Entrance Hall - UPVC front door, radiator, stairs to first floor, wood effect flooring, double glazed window to front and pendant light fitting

Living Room - Double glazed window to front, pendant light fitting, radiator, disconnected coal effect gas fire, understairs storage cupboard.











Dining Room - Radiator, double glazed window to rear, two pendant light fittings

WC - Radiator, double glazed window to rear, low level WC, wash hand basin, two pendant light fittings.

Kitchen/Breakfast Room - Wood effect flooring, double glazed window to front, radiator, base and eye level units with work surface, electric oven, ceramic four ring electric hob, extractor fan over, washing machine, slimline dishwasher, stainless steel sink and drainer with mixer tap, integrated fridge freezer, pendant light fitting and space for dining table and chairs.

Landing - With airing cupboard

Bedroom 1 - Carpet, front and rear double glazed windows, Velux windows, radiator, two pendant light fittings.

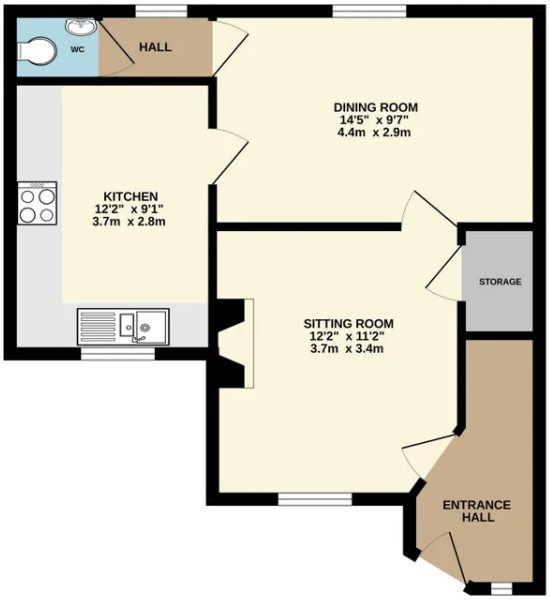
Ensuite - Wood effect flooring, low level WC, heated towel rail, shower cubicle, wash hand basin and extractor fan.

Bedroom 2 - Carpet, pendant light fitting, radiator, double glazed window to front and built in wardrobes.

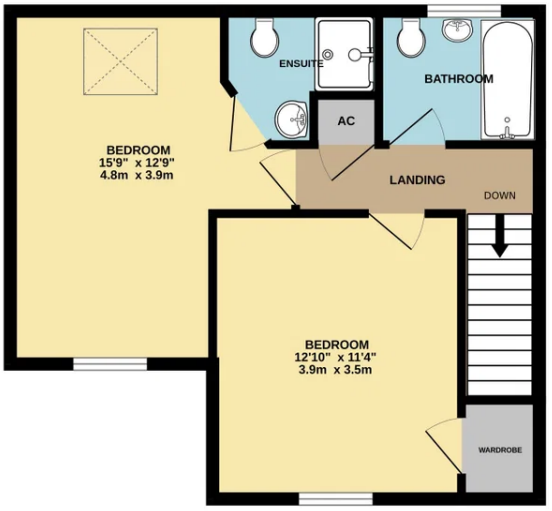
Bathroom - Wood effect flooring, obscured double glazed window, low level WC, wash hand basin, bath with shower over, radiator and extractor fan.

Outside - To the front of the property there is a small area of block paving and parking for one vehicle.

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.

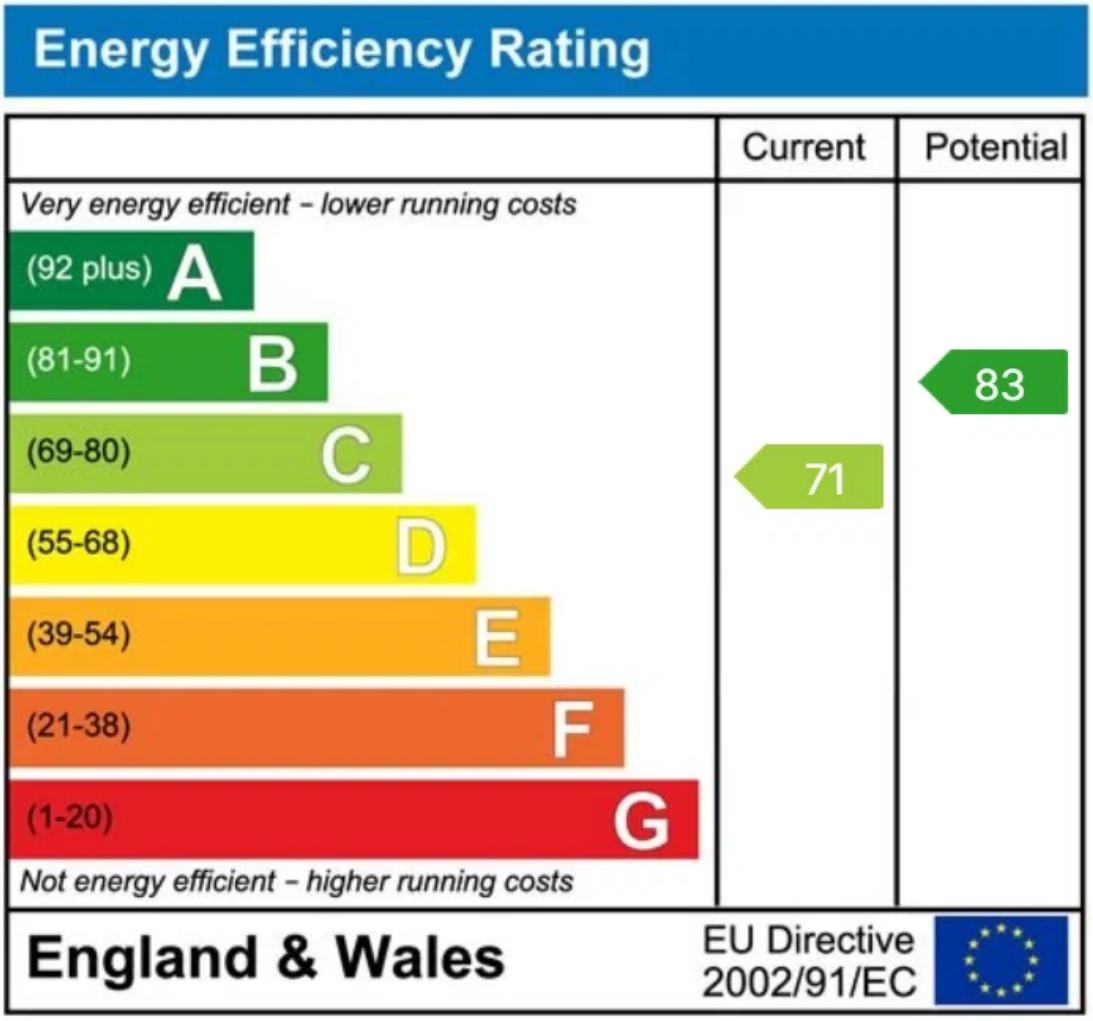


1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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Directions - From the agents Colwall office turn left and the property can be found after a short distance behind the post office building as denoted by the for sale board.

Services - We have been advised that mains gas, water electric and drainge 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.

Tenure - Freehold. We are advised (subject to legal verification) 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 Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

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 (71).

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.