JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









5 Malus Close, WR14 2WD

Guide Price £335,000

No Summary Found
Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

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 quiet cul-de-sac location in a popular development within close proximity to many local amenities and is well placed for easy access to local amenities and the bustling shopping precincts of Malvern Link, Barnards Green and Great Malvern and offer a range of independent shops, Co-Op supermarkets, restaurants, eateries and takeaways, as well as community facilities. Close at hand is Malvern Retail Park which has a number of high street names including Marks and Spencers, Boots and Morrisons to name but a few.

Transport communications are excellent with a main line railway station in Malvern Link providing direct links to Worcester, Birmingham, London, Hereford and South Wales. Convenient access to the A449 Worcester Road, junction 7 of the M5 motorway just outside Worcester and brings the Midlands, South West and South Wales into an easy commute. A regular bus service runs from the retail park and connects the neighbouring areas.

Education facilities are extremely well catered for at both primary and secondary levels and the private and state sectors.
Description

5 Malus Close is situated on a popular estate and has been well cared for over the years and offers spacious and versatile accommodation, ideal for family living with an open plan kitchen diner, two bathrooms, conservatory, integral garage and a private, west facing garden to the rear.

The house is set back from the road behind a tarmac driveway and a lawned foregarden with hedge perimeter which in turn leads to the single garage and the main entrance door, which in turn opens to







Entrance Hall

Carpet, radiator, stairs to first floor, ceiling light fitting, understairs storage area and doors to
Cloakroom

Close coupled WC, wall mounted wash hand basin, radiator, obscure double glazed window to side and ceiling light fitting.
Sitting Room

Fitted gas fire, carpet, double glazed window to front, ceiling light fitting and door to kitchen diner (described later).
Kitchen/Diner

Open plan and ideal for family living. Range of base and eye level units, one and a half bowl stainless steel sink and drainer, built in FRIDGE, OVEN, MICROWAVE and electric HOB. Space for fridge freezer, two ceiling light fittings, vertical radiator, door to garage and built in understairs storage cupboard. Doors to
Conservatory

Overlooking and giving access to the garden. Built of brick and UPVC construction double glazed windows and French doors.

First Floor







Landing

Carpet, access loft space, two airing cupboards, light fitting and doors to
Bedroom 1

Carpet, built in wardrobe, ceiling light fitting, double glazed window to front and door to
En-suite

Vinyl flooring, obscure double glazed window, close coupled WC, pedestal wash hand basin, tiled shower cubicle, extractor fan, ceiling light fitting and radiator.
Bedroom 2

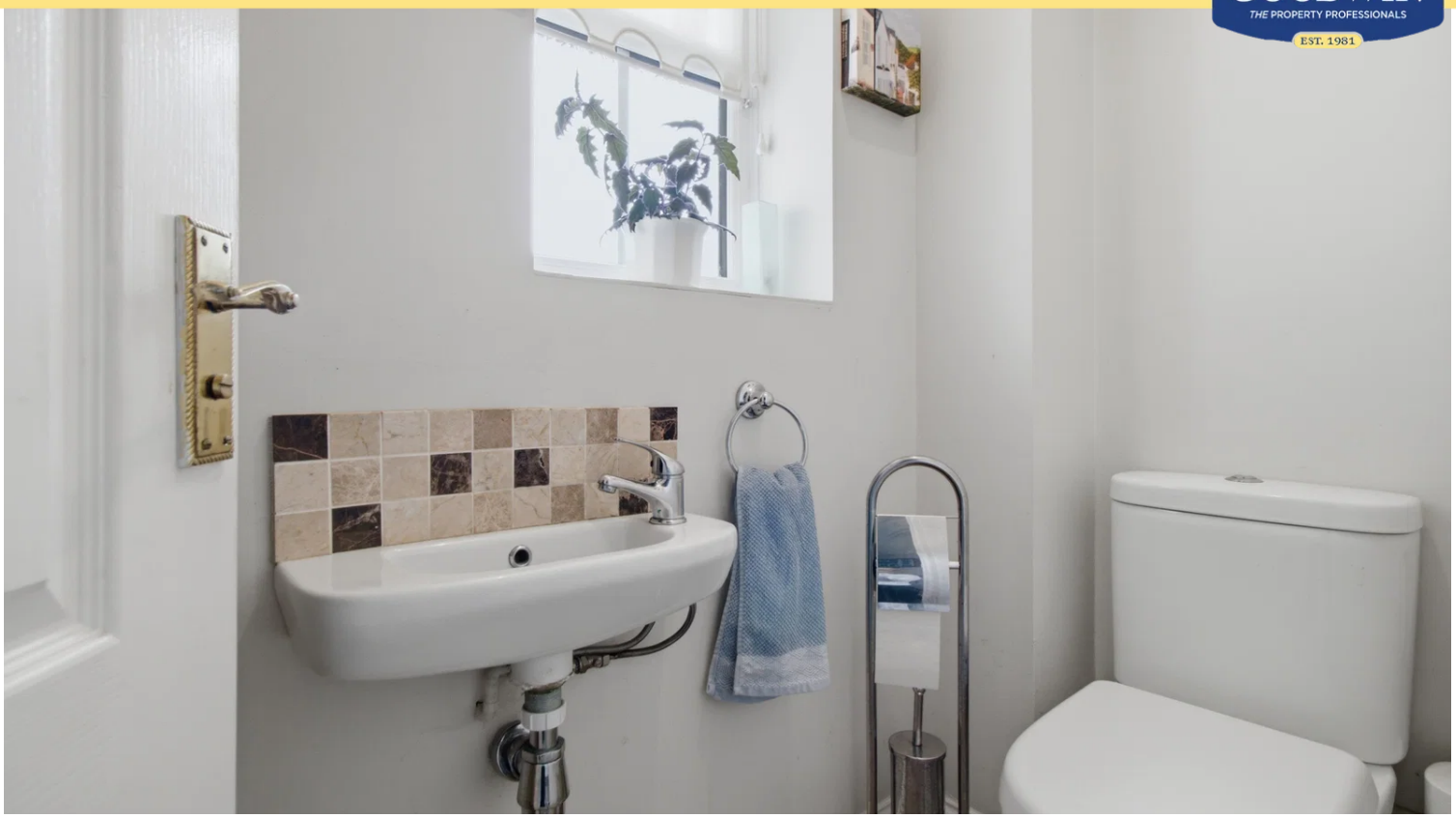
A further double bedroom with double glazed window to rear overlooking the garden. Radiator, ceiling light fitting.
Bedroom 3

Carpet, radiator, ceiling light fitting, double glazed window to rear.
Bathroom

Vinyl flooring, close coupled WC, pedestal wash hand basin, panelled bath, partially tiled wall, obscure double glazed window, ceiling light fitting, radiator and extractor fan.











Garage

Accessed from the kitchen diner or the driveway with up and over door to front. Light and power.

Outside

The rear garden can be accessed through secure gated access to the side of the house or from the kitchen diner or conservatory which opens to a lovely patio area from where to enjoy the private west facing aspect.

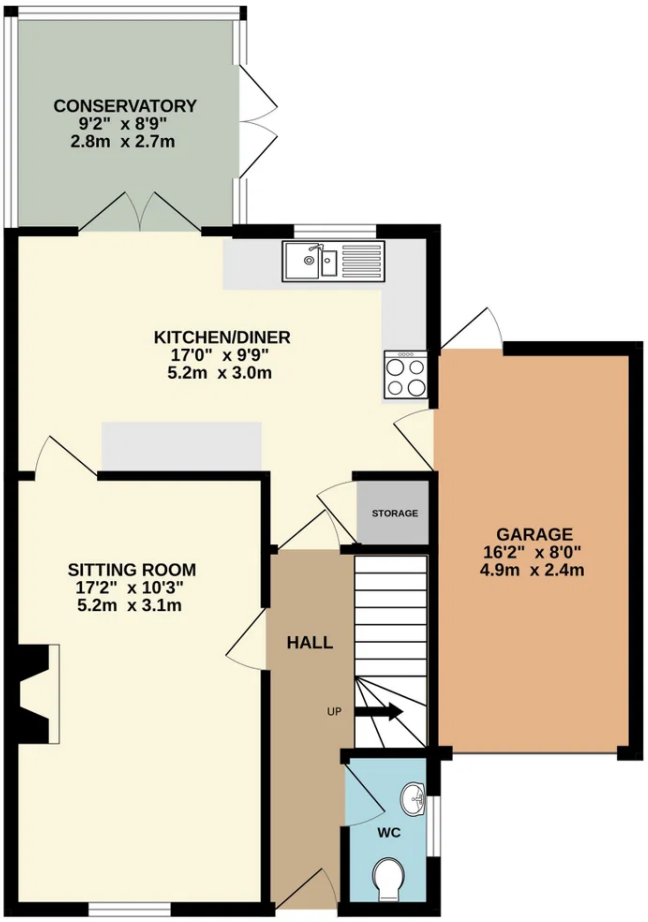
The garden is mainly laid to lawn with mature planting that provides colour throughout the year, it offers privacy, lighting and an external water tap.

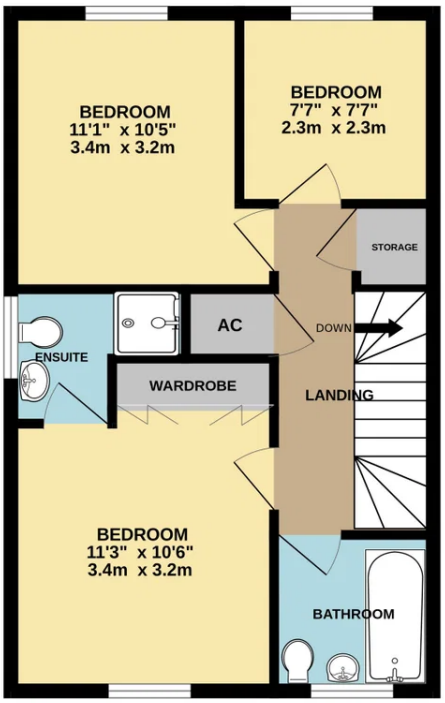
Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road continuing downhill and through Malvern Link. At the roundabout take the second exit right onto Townsend Way. Continue over the next two traffic islands and at the next one take the second exit into Mansfield Road. On meeting the T junction turn right into Spindle Road and continue to the right turn into Malus Close where the property will be found on the left as indicated by the agents For Sale board.

GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.

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





TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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Services We have been advised that mains 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 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.

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

Council Tax Council Tax Band D

Energy Performance Certificate The EPC rating for this property is TBC

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.

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

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.