Allan Morris
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Great Malvern
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9 St. James Close, Malvern, WR13 6BA

£325,000

A well presented three bedroomed semi detached home on a small development of just fourteen homes built to a high standard In 2020. Comprising; entrance hall, sitting room, kitchen dining room, wc, three bedrooms, master with en-suite and a family bathroom, off road parking and enclosed rear with low maintenance gardens at the rear. Also benefitting from a remaining new build guarantee, no onward chain and set in the highly desirable village of Welland, close to local amenities and the village school. We highly recommend an early viewing.







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MAYFAIR OFFICE GROUP

9, St. James Close, Welland, Malvern, WR13 6BA











LOCATION
The property is situated in the centre of the sought after village of Welland, just a few minutes' walk from the village shop, post office, church and Welland primary school, and within catchment for Hanley Castle High School and sixth form. The nearby towns of Upton-upon-Severn and Malvern which provide health and leisure facilities, shops and supermarkets and are both within six miles. The railway network can be accessed at Malvern or the recently opened Worcester Parkway, which gives a shorter journey time to London Paddington. The motorway network, Worcester (M5 junction 7 and M50 junction 2), are a short drive away.

ENTRANCE HALL
Composite front door, double glazed window to front aspect, radiator, understairs storage cupboard, cloakroom, wood flooring.

WC
With wash basin, low level WC, radiator, mirror cupboard, extractor fan, wood floor.

SITTING ROOM 10'10" x 19'7" (3.31m x 5.97m)
Double glazed window to rear aspect, French doors to rear aspect, power sockets, two radiators, wood flooring, television and aerial points.

KITCHEN 14'3" x 12'5" (4.35m x 3.79m)
Double glazed window to front aspect. Door to side aspect, range of eye and base level units with integrated hob, oven, dishwasher, washing machine, fridge/freezer, quartz tops, floor and wall units, engineered wood flooring, sink and drainer unit, radiator, television point.

FIRST FLOOR LANDING
Loft access, cupboard with heating system, doors to;

BEDROOM ONE 13'1" x 8'6" (3.99m x 2.61m)
Double glazed window to rear aspect, radiator, double built-in wardrobe, door to ensuite, power socket, television point.

ENSUITE 7'3" x 4'4" (2.22m x 1.34m)
Rear facing obscured double glazed window, walk-in double headed shower, chrome heated towel rail, hand wash basin, low level WC, vanity cupboard, tiled flooring.

BEDROOM TWO 12'3" x 8'11" (3.74m x 2.72m)
Double glazed window to front aspect, built-in double wardrobes, radiator.

BEDROOM THREE 8'7" x 6'10" (2.63m x 2.10m)
Double glazed window to front aspect, storage cupboard, radiator.

BATHROOM 9'6" x 6'2" (2.92m x 1.88m)
Rear facing obscured window, walk-in double headed shower, hand wash basin, two vanity cupboards, low-level WC, chrome heated towel rail, tiled flooring.

OUTSIDE
The property has a block paved driveway to the side for several cars, low maintenance front and side garden

AGENT'S NOTE
The house was built by a local company, Court Property Developers and has 4 years left on the Buildmark Warranty. There is a Management Committee charge for maintenance of the road run by the residents. The charge for this property is less than 165 pa. Small part of that is for insurance and the balance is building up a repair fund.

DIRECTIONS
From Great Malvern head south along the A449 towards Ledbury. Continue for 3.3 miles after which take the left hand fork onto the A4104 signed Welland and Upton upon Severn. Continue along this road for some distance and at the staggered crossroads in the village of Welland proceed straight over sign Upton and St James Close can be found immediately on the left as indicated by the for sale board. For more details or to book a viewing, please call our Malvern office on 01684 561411.

what3words
///indoors.prepared.forkful











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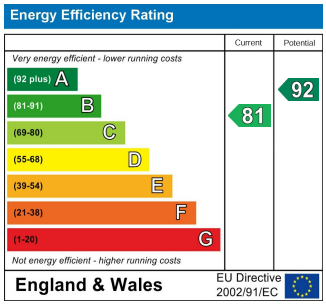
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Heating is electric and air source heat pump. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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