



Pedlingham Close, Colwall

£425,000

Guide Price



PLATINUM PROPERTY AGENTS
253 Worcester Road
Malvern
WR14 1AA

T: 01684 898800

F: 01684 568645

Web: www.platinum-property.co.uk

Email: malvern@platinum-property.co.uk

5 Pedlingham Close, Colwall, Malvern, Worcestershire, WR13

Located in the hugely popular village of Colwall with its mainline railway station and many local amenities this detached three bedroom bungalow boasts refitted breakfast kitchen, spacious lounge/diner, wraparound garden and lovely views of the Malvern Hills. No chain.
EPC - Pending.

Contents

Property Location	Page 3
Property Details	Page 4
EPC Charts	Page 9
Floor Plan	Page 10

Property Location

Colwall is a much sought after village situated at the foot of the Malvern Hills with many amenities and shops including a post office, butchers, chemist and a thriving general store. It is situated on the mainline railway with services to Malvern, Hereford, Oxford, Reading and London. The towns of Malvern and Ledbury are both situated nearby. Colwall has a primary and two preparatory schools. Directions: Proceed along Worcester Road through Great Malvern along to Wells Road. Turn right onto Wyche Road and proceed along through the Wyche cutting and down to the village of Colwall. Turn right onto Oak Drive and proceed ahead turning right into Pedlingham Close where the bungalow will be found on the left hand side.

Property Details

The village of Colwall sits at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities to include shops, a post office, pharmacy, schools, a doctors surgery, churches, hotel and public houses. There is a bus service to Ledbury approximately 4 miles away and Great Malvern approximately 2 miles away. Colwall also benefits from a mainline railway station with a direct route to London and Birmingham New Street.

This individual detached bungalow is well located for access to shops and amenities in the village centre and affords views to the Malvern Hills. It is located in a cul-de-sac of similar style properties. The spacious accommodation offers porch, entrance hall with doors off to all rooms. Refitted breakfast kitchen fitted with a Howdens kitchen with white gloss base and eye level and display units, grey work surface, double oven, electric hob, integrated fridge, freezer and dishwasher. Wall mounted boiler installed in 2015. Stainless steel sink unit, porcelain tiled flooring. Doors to the Lounge and Utility room. Spacious L shaped lounge/diner with dual aspect double glazed windows to both sides and the rear. Utility room with sink and plumbing for washing machine, door to rear and door to the double garage. Three good sized bedrooms, two doubles and fitted wardrobes in bedroom two. Bathroom

with white suite and cloakroom with WC.

The gardens are a particular feature of the property to three sides, with block paved driveway to the front giving ample off road parking and views to the Malvern Hills, gated side access to the pretty level rear garden with paved patio area surrounding the property, feature oval lawn and further circular patio. Shed and fencing to all borders. Shrubs and plants and gravelled areas for ease of maintenance.

We recommend an early inspection to appreciate the position of the property and accommodation on offer.

PORCH

ENTRANCE HALL

CLOAKROOM

BREAKFAST KITCHEN 15' 01" x 8' 08" (4.6m x 2.64m) L shaped room. Maximum and

minimum measurement.

LOUNGE/DINER 21' 03" x 13' 11" (6.48m x 4.24m) L Shaped room. Maximum measurement.

UTILITY ROOM 8' 08" x 6' 08" (2.64m x 2.03m)

BEDROOM ONE 13' 11" x 9' 09" (4.24m x 2.97m)

BEDROOM TWO 11' 04" x 10' 09" (3.45m x 3.28m)

BEDROOM THREE 9' 04" x 7' 03" (2.84m x 2.21m)

BATHROOM

DOUBLE GARAGE 16' 06" x 14' 09" (5.03m x 4.5m)

GARDEN

GENERAL INFORMATION Estimated Rental Income: £1000 PCM

Council Tax Band: F

Viewings

We offer our buyers and sellers a personal service which includes, for their convenience and safety, accompanying all viewings. To avoid disappointment please allow 24 hours' notice when arranging viewings.

Disclaimer and Misdescriptions Act 1991

These particulars are believed to be correct but the accuracy is not guaranteed. Platinum Property Agent or any subsidiary offer these sales particulars for guidance only and do not offer them to constitute any part or form of contract. Purchasers are advised to obtain and substantiate that any services, appliances or systems, fixtures and fittings mentioned are in full working order and included in the offer of sale, no warranty is offered by our vendors. Measurement, distances and areas are approximate, for guidance only, measurements are taken to the nearest 3 inches, and prospective purchasers are advised to verify these and not to assume that they are accurate.

Additional Property Services

Platinum for Sales

- Free market valuation for potential sellers
- Accompanied viewings
- Extensive Internet and Newspaper Marketing
- Inclusive Legal Fees option

Platinum for Landlords

- Full Management, Let Only and Professional Landlord packages
- But to Let, Student Let and HMO experienced
- Rent Guarantee, Inventories and regular inspection inclusive option
- Marketing only option for the professional

Platinum for Buyers

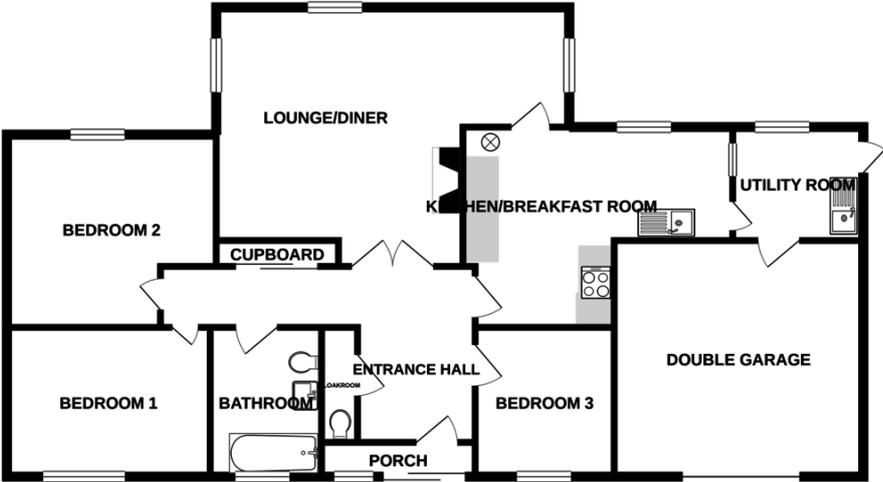
- Accompanied viewings
- Free independent mortgage advice
- Solicitor Quotations
- Home Buyer Survey Quotations

Platinum for Mortgages

- Independent “whole of market” Mortgage search
- Independent “whole of market” Insurance Illustrations

EPC Pending

GROUND FLOOR



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.
Made with Metroplex ©2000



