

86 ST JAMES GREEN  
WELLAND  
WORCESTERSHIRE  
WR13 6LP



*Pughs*

**86 ST JAMES GREEN  
WELLAND  
HEREFORDSHIRE  
WR13 6LP**

*Pughs*

ESTATE AGENTS & VALUERS

Gavel House, Market Street,  
Ledbury, Herefordshire, HR8 2AQ  
Tel: (01531) 631122 Fax: 631818  
Email: [property@hjpugh.com](mailto:property@hjpugh.com)  
Website: [www.hjpugh.co.uk](http://www.hjpugh.co.uk)

86 St James green is an exceptional five bedroom detached family home with double garage, off road parking and unspoilt views to the Malvern Hills. This is one of the last remaining properties built by Bovis on the village estate and benefits from a spacious corner plot. No Chain.

**VIEWING HIGHLY RECOMMENDED  
OFFERS IN THE REGION OF £550,000**

**rightmove**   
find your happy

 PrimeLocation.com

 onTheMarket.com

**Zoopla**.co.uk

## 86 ST JAMES GREEN, WELLAND, WORCESTERSHIRE, WR13 6LP

86 St James green is an exceptional five bedroom detached family home with double garage, off road parking and unspoilt views to the Malvern Hills. This is one of the last remaining properties built by Bovis on the village estate and benefits from a spacious corner plot. No Chain.

### ENTRANCE

UPVc door to

### ENTRANCE HALLWAY

Stairs off with storage cupboard under, tiled floor, radiator, access to storage cupboard with heating system

### DINING ROOM 3.8m x 3.4m

Bay window, radiator

### LIVING ROOM 5.5m x 5.0m

two radiators, bi fold UPVc doors to rear garden

### KITCHEN WITH FAMILY AREA 8.3m x 4.5m

Comprising fitted wall and base units incorporating 1½ bowl sink unit and drainer, two Hotpoint electric ovens, four ring induction hob with extractor over, Indesit integral dishwasher, integral fridge and freezer, tiled floor, French doors to rear garden

### UTILITY ROOM 2.2m x 1.9m

Comprising fitted wall and base units, space and plumbing for appliances, W.C, hand basin, radiator, tiled floor

### OFFICE 3.6m x 2.5m

Bay window, radiator

### FIRST FLOOR

### GALLERY LANDING

Radiator, access to airing cupboard and loft

### MASTER BEDROOM 4.5m x 3.7m

Two radiators

### DRESSING ROOM 3.1m x 1.3m

Built in wardrobes, dressing table

### ENSUITE

White suite comprising W.C, hand basin, bath, walk in shower cubicle, heated towel rail, part tiled walls and tiled floor

### BEDROOM 3.9m x 3.4m

Radiator, bay window

### DRESSING ROOM 2.0m x 1.4m

With fitted shelving

### ENSUITE

White suite comprising W.C, hand basin, walk in shower cubicle, radiator, part tiled walls and tiled floor

### BEDROOM 3.5m x 3.4m

Bay window, radiator

### BEDROOM 3.9m x 2.5m

Radiator

### BEDROOM 3.1m x 2.8m

Radiator

### BATHROOM

White suite comprising W.C, hand basin, bath, walk in shower cubicle, heated towel rail, part tiled walls and tiled floor

### OUTSIDE

A paved shared private drive leads to the property where there is ample off road parking and access to the double detached garage. There is also a pedestrian gate to the spacious rear garden with patio area and lawn

### COUNCIL TAX

To be confirmed

(Malvern Hills District Council 01684 862151)

### VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122 Out of office hours 07836320330 James Pugh

### TENURE

We understand from the Vendors that the property is freehold and offered with vacant possession upon completion.

### ANTI MONEY LAUNDERING REGULATIONS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

### SERVICES

We understand from the Vendors that mains water, electricity and drainage is connected to the property. Telephone subject to BT regulations.

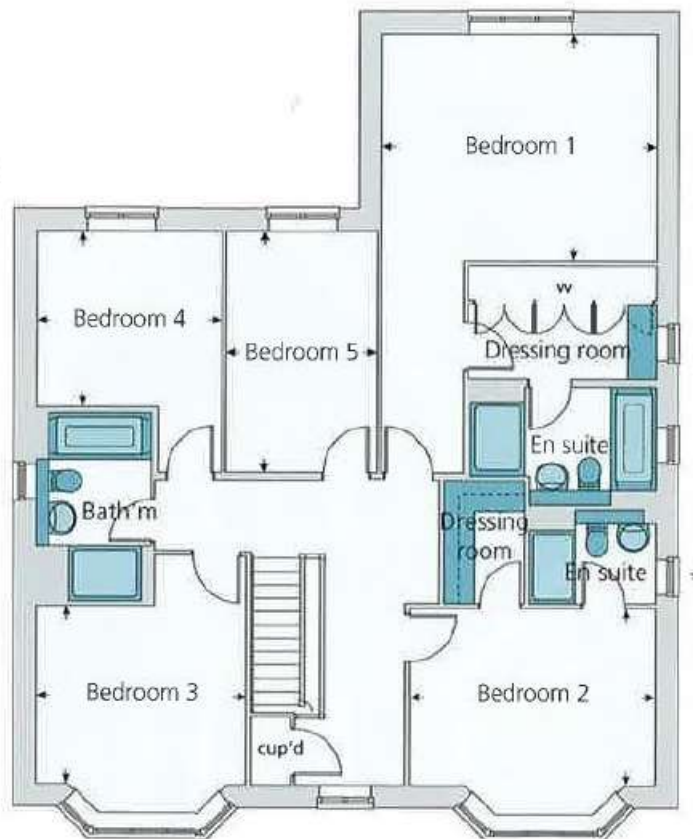
### AGENTS NOTES

Internal photos are taken from Plot 83, the onsite show home

To see more on the Properties please go to Youtube – 'The Ascot by Bovis Homes'

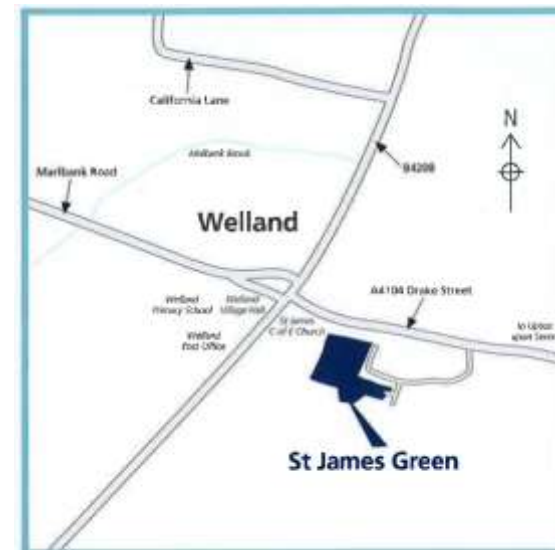


Ground floor



First floor

\*\* Bay window applies to plot 86 only. Please see sales advisor for further details.



### Directions

From Ledbury proceed through Hollybush and turn left at Rye Cross. Continue along the B4208 over Castlemorton Common and into Welland, at the cross roads turn right onto Drake Street where St James can be found on the right hand side.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken August 2019

