



4 Manor Courtyard Upton Road, Worcester, WR2 4QX £1,500 Per Calendar Month

Welcome to this stunning barn conversion located on Upton Road, Powick. This brand new property boasts four double bedrooms, making it perfect for a growing family or those who love to have guests over.

As you step inside there is a spacious entrance hall, with cloakroom and utility room off, a dining kitchen and living room. To the first floor are three double bedrooms, the master with ensuite bathroom and a further family bathroom.

The property's charm extends to the outside, where you'll find an enclosed rear garden, providing an outdoor space for you to enjoy. Additionally, parking will never be an issue with space for two vehicles right at your doorstep.

Conveniently located for easy access to Worcester, this barn conversion offers the perfect blend of countryside tranquility and urban accessibility. Don't miss out on the opportunity to make this beautiful property your new home.

Reception Hall

A hardwood stable door leads into the welcoming Reception Hall with full height double glazed window to front, staircase rising to the first floor landing, storage cupboard housing Glowworm gas central heating boiler and underfloor heating controls.

Cloakroom

Fitted with a white suite comprising pedestal wash and basin and low-level WC. Spotlights, extractor vent and obscure hardwood double glazed window to rear.

Utility Room 5'5" x 7'1" (1.67 x 2.16)

Fitted with grey fronted base units with work surface over, stainless steel sink unit with mixer tap, plumbing for washing machine and space for tumble dryer. Spot lighting and extractor vent.

Kitchen 8'3" x 16'11" (2.52 x 5.17)

The kitchen is fitted with a range of grey fronted base and eyelevel unit with marble effect work surface over, one and a half bowl stainless steel sink unit with mixer tap. Plumbing for dishwasher, spaces for further under counter appliances, spot lighting, double glazed window and French doors leading to the rear garden and further double glazed window to the front elevation overlooking the Courtyard.

Living Room 16'5" x 17'1" (5.01 x 5.22)

The spacious and light living room has hardwood double glazed French doors leading to the patio seating area to the side of the property, spot lighting and TV point.

First Floor Landing

From the Reception Hall, the staircase rises to the First Floor Landing with doors to all rooms and deep storage cupboard.

Bedroom One 13'3" x 14'6" (4.06 x 4.43)

The well proportioned bedroom has a full height, hardwood double glazed window to side overlooking farmland. Radiator, TV point and door to En suite Shower Room.

En Suite Shower Room

Fitted with a large shower cubicle with glazed enclosure housing mains shower. Pedestal wash hand basin with tiled splash back and illuminated mirror above, low level WC, heated towel rail, Velux window and spotlights.

Bedroom Two 13'1" x 13'5" (4.01 x 4.10)

Hardwood double glazed window to rear, radiator, TV point and Velux window.

Bedroom Three 3.99 x 2.76

Hardwood double glazed window to rear, radiator and TV point.

Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with mains shower over and aqua board splash backs. Pedestal wash hand basin with illuminated mirror above, low level WC, heated towel rail, Velux window, extractor vent and spotlights.

Outside

The property is approached from the front across and attractive communal courtyard which leads to the entrance door.

To the rear of the property is a lawned garden which continues to the side, having two patio seating areas and enclosed by post and rail fencing with newly planted hedge.

Council Tax Band

We understand that this property is currently awaiting its Council tax banding. This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenancy Fees

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred

there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 6 months period.

Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.

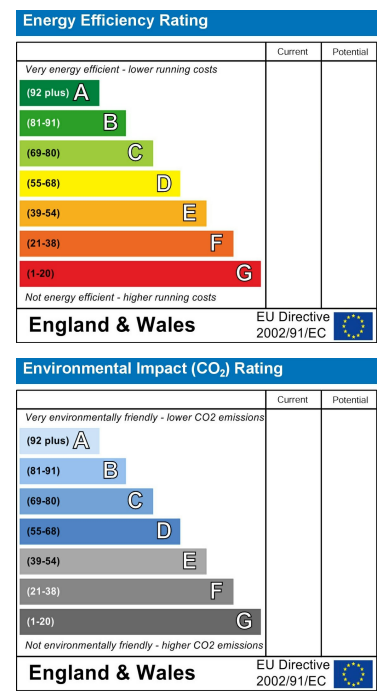
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.