

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS AND VERSATILE FIVE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A CUL DE SAC IN A CENTRAL LOCATION CLOSE TO THE PRIMARY SCHOOL AND ALL AMENITIES. THREE GOOD SIZED RECEPTION ROOMS, A MODERN FITTED KITCHEN/BREAKFAST ROOM, UTILITY/CLOAKROOM ROOM, FIVE GOOD SIZED BEDROOMS AND TWO SHOWER ROOMS. GENEROUS SIZED SOUTH FACING REAR GARDEN WITH PATIO AREAS, A VEGETABLE GARDEN AND GREENHOUSE, WORKSHOP, GARAGE AND PLENTY OF OFF ROAD PARKING SUITABLE FOR A CARAVAN AND CARS. ANNEX POTENTIAL. NO ONWARD CHAIN. EPC C.**

## 8 Hillsfield – Offers In The Region Of £375,000

8 Hillsfield, Upton Upon Severn, Worcestershire, WR8 0LH

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# 8 Hillsfield

## Location & Description

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry. Approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at Worcester, Pershore and Malvern.

## Property Description

This five bedroom semi detached family home is situated at the end of a cul-de-sac in a central Upton location. The property offers bright, spacious and versatile living accommodation over both floors and offers the potential for those with elderly relatives living with them or teenagers needing their own space a separate annex. The modern fitted kitchen/breakfast room has built in appliances and space for a fridge/freezer. A separate utility/cloakroom adds to the appeal. There are three good sized reception rooms, one with a feature fireplace. On the first floor there are five good sized bedrooms which are serviced by the two shower rooms.

A particular feature of this property is the south facing rear garden with its block paved patio areas to entertain with family and friends and a lawned area with borders, plants and shrubs. To the rear of the garden is the vegetable garden, fruit trees and a greenhouse making it ideally suited for the keen gardener or those looking to live the "good life" and grow their own.

Further benefits are gas central heating, a workshop, a garage and off road parking for plenty of cars. Located within easy walking distance to the primary school for families with children, all the amenities Upton has to offer and the Doctors surgery with pharmacy. For the commuter there are good road and rail links close by. Open countryside adds to the appeal.

Canopy porch, security light, double glazed door to the front aspect to:

## Entrance Hallway

Inset ceiling spot lights, stairs to the first floor, laminate wood flooring, radiator, power points, wooden glazed door to the under stairs cupboard (housing the Worcester combination boiler and shelving), wooden glazed door to the Lounge, wooden glazed door to:

## Dining Room 11.94ft (3.64m) x 10.43ft (3.18m) max

Radiator, ceiling light, power points, window to the rear aspect.

## Lounge 18.34ft (5.59m) max x 14.43ft (4.40m) max

Window to the front aspect, patio sliding doors to the rear aspect, feature brick fireplace with an electric fire in situ, radiator, power points, ceiling lights x two, wall lights x four, tiled flooring, wooden glazed door to:

## Kitchen 11.48ft (3.50m) max x 9.12ft (2.78m)

Window to the front aspect, fitted with a matching range of ivory shaker style base and wall units with wood laminate work surface over, stainless steel sink and drainer with taps over, waist high electric Neff oven, Bosch gas four ring hob with extractor over, power points, part tiled splash backs, wood laminate flooring, power points, radiator, wooden glazed door to:

## Inner Hallway

Stairs to the first floor, power point, ceiling light, radiator, door to the under stairs cupboard (housing lighting and shelving), wooden glazed door to the outer hallway, door to:

## Sitting Room 12.99ft (3.96m) x 11.35ft (3.46m)

Window to the rear aspect, radiator, power points, wall lights x four, sliding patio doors to the rear aspect.





### Outer Hallway

Glazed door to the front and rear aspects, loft hatch (into the eaves), ceiling lights x three, tiled flooring, door to the garage, door to the workshop, door to:

### Utility/Cloakroom

Window to the rear aspect, white low level WC and Belfast sink hand basin with stainless steel taps over, radiator, ceiling light, tiled flooring.

### Work Shop 11.12ft (3.39m) x 8.13ft (2.48m)

Power and lighting, radiator.

### First Floor

#### Landing

Accessed from the front entrance staircase, ceiling light, power point, loft access, doors to:

### Master Bedroom 13.25ft (4.04m) max x 11.02ft (3.36m)

Window to the rear aspect, ceiling light, radiator, power points, wooden flooring.

### Bedroom Two 11.94ft (3.64m) max x 11.84ft (3.61m)

Window to the rear aspect, ceiling light, radiator, power points, wooden flooring.

### Bedroom Three 9.45ft (2.88m) max x 6.95ft (2.12m)

Window to the front aspect, ceiling light, radiator, power points, wooden flooring.

### Shower Room

Obscure glazed window to the front aspect, fitted with a double shower cubicle with a mains shower and glass sliding shower screen, a white low level WC and wash hand basin fitted in a vanity unit with cupboards under and a mirrored cabinet over, radiator, fully tiled, vinyl flooring.

### Landing

Accessed from the inner hallway, ceiling light, power point, smoke alarm, doors to:

### Bedroom Four 14.96ft (4.56m) x 9.15ft (2.79m)

Window to the front aspect, radiator, power points, ceiling light, loft access.

### Bedroom Five 12.30ft (3.75m) x 8.20ft (2.50m) max

Window to the rear aspect, radiator, power points, ceiling light, double fitted wardrobes x two

### Shower Room

Obscure glazed window to the side aspect, fitted with a white low level WC and wash hand basin, radiator, shower cubicle with an electric shower and curtain rail with shower curtain, shelving, part tiled walls.

### Outside

**Front Garden** Tarmac driveway leading to the gravel and block paved driveway with parking for plenty of vehicles, lawned area, low fencing and hederow surround, iron gate and paved path to the front entrance door.

**Garage 16.83ft (5.13m) x 11.25ft (3.43m)** Metal opening doors to the front aspect, power and lighting, shelving.

### Rear Garden

Good sized paved patio areas x two, water tap, outside lighting, lawned area with borders, paved path to the green house, vegetable garden and fruit trees, wooden fence panels and hedgerow surround, access to the side to the front driveway.

## Directions

From our John Goodwin office in the High Street, continue along onto Old Street. Go past the church on the left hand side and through the traffic lights, then take the first turning on the left hand side into Minge Lane, continue up and bear to the left on the bend which then becomes Gardens Walk. Take the first turning on the left hand side into Hillsfield and the property can be found at the bottom of the cul-de-sac on the left hand side by one of our for sale boards.



## Services

We have been advised that mains services 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 local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

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

## 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.

## Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

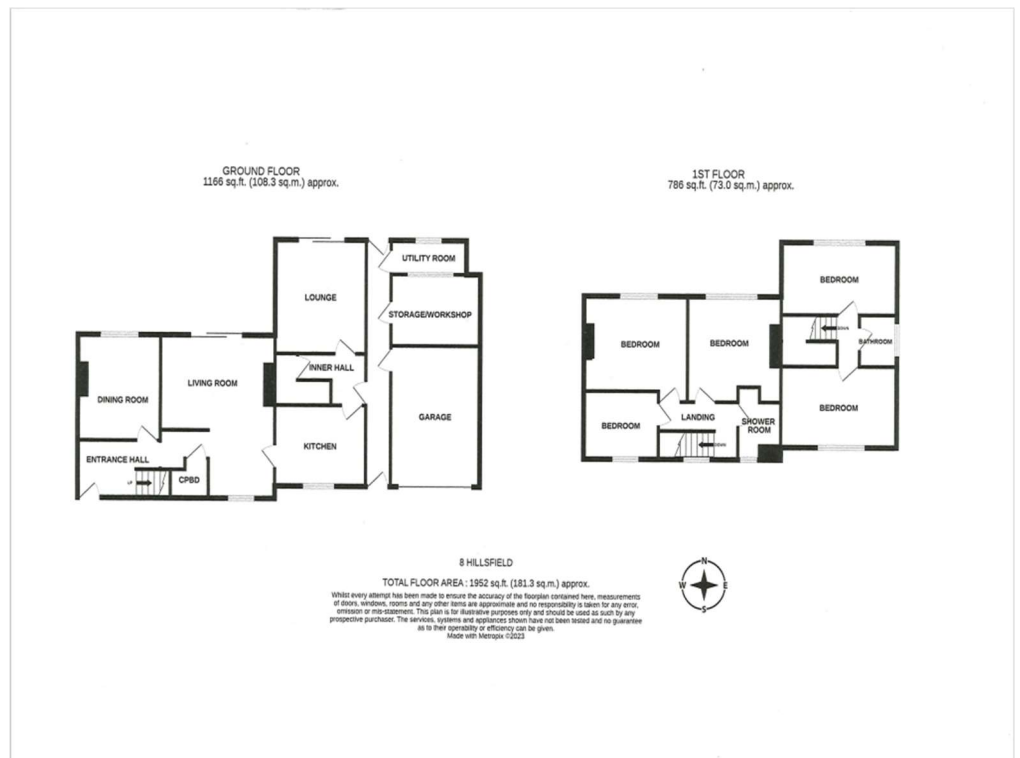
## Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is "C"



**Upton Office**  
**01684 593125**  
9 High Street, WR8 0HJ

### 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 leases 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.

