

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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This Spacious Well Presented Four Bedroom Family Home Is Located On The Outskirts Of Upton Upon Severn And Is In The Catchment For Upton Primary School And Hanley Castle High School For Families With Children. The Property Offers A Good Sized Lounge/Diner With A Feature Fireplace With Wood Burner And Patio Doors To The Garden Adding To The Appeal. A Second Reception Dining Room/Home Office. A Modern Fitted Kitchen With Spaces For Electrical Appliances And A Feature Stable Door To The Garden, Four Bedrooms, Family Bathroom And En-Suite Shower Room, Private Mature Rear Garden With A Paved Patio Area. Garage And Off Road Parking For Three Cars. UPVC Double Glazing And Gas Central Heating. Energy Rating D.

Greenfields Road – Guide Price £399,950

24 Greenfields Road, Upton upon Severn, Worcestershire, WR8 0SQ



Greenfields Road

Location & Description

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town has a good variety of shops, pubs and restaurants alongside a library, rugby club and Doctors surgery with pharmacy and dentist and is 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 Pershore, Worcester and Malvern with direct links to Paddington London for the commuter.

Property Description

This spacious and well presented four bedroom detached family home is located within walking distance to the picturesque riverside town of Upton Upon Severn and all its amenities. For families with children there is Upton Primary School which follows onto the sought after Hanley Castle High School adding to the appeal.

The property offers a good sized dual aspect lounge and dining room for all the family to enjoy with its feature fireplace with wood burner and patio doors to the rear garden. A useful second dual aspect reception dining room/home office is an added bonus for the growing family. The modern fitted kitchen has an integral cooker and hob and space for electrical appliances. A feature stable door gives access to the garden. On the first floor the master bedroom has the added benefit of an En-Suite shower room and the further good sized bedrooms are serviced by the family bathroom appealing to potential purchasers.

Outside the private rear garden is filled with an abundance of mature plants and shrubs and has a good sized patio area for entertaining with family and friends. The garage is to the side of the property and is gated with additional parking. Hedgerow to the front of the property adds privacy over the lawned garden and the block paved driveway offers parking for two cars. Further benefits include UPVC double glazing and gas central heating.

Security light, wooden part glazed door to:

Entrance Hallway

UPVC double glazed window to the side aspect, ceiling light, inset ceiling spot lights, smoke alarm, coving, radiator, power point, stairs to the first floor, door to the under stairs cupboard (housing coat hooks and lighting), doors to the dining room/Office and kitchen, door to:

Living Room 20.43ft (6.23m) x 13.48ft (4.11m) Max

UPVC double glazed window to the front aspect, UPVC double glazed sliding patio doors to the rear aspect, power points, TV point, wall lights x three, feature fireplace with brick chimney breast, wooden mantle and floor mounted wood burner on a stone hearth, radiators x two, exposed wooden floorboards.

Dining Room/Home Office 15.68ft (4.78m) x 7.74ft (2.36m)

UPVC double glazed windows to the front and side aspects, power points, ceiling light, coving, radiator.





Kitchen 15.45ft (4.71m) x 8.40ft (2.56m)

UPVC double glazed windows to the side and rear aspects, wooden part glazed stable door to the rear aspect, fitted with a matching range of ivory wall and base units with a stone effect work surface over, part tiled splash backs, stainless steel one and a half bowl sink and drainer with a mixer tap over, integral Bosch double oven, integral ceramic hob with a Bosch extractor fan over, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a tall fridge/freezer, inset ceiling spot lights, power points, tiled effect flooring, wall mounted Baxi boiler concealed in a wall cupboard.

FIRST FLOOR

Landing

Smoke alarm, power point, ceiling light, loft access, doors to:

Master Bedroom 14.30ft (4.36m) x 9.45ft (2.88m)

UPVC double glazed windows x two to the front aspect, radiator, coving, power points, ceiling light, fitted double wardrobe with storage cupboards over and drawers below, door to:

En-Suite Shower Room 6.69ft (2.04m) x 4.43ft (1.35m)

Large walk in shower cubicle with a Mira power shower and glass shower screen, white low level WC and wash basin with mirror, wall light and shaver point over, inset ceiling spot lights, extractor fan, part tiled walls, heated towel rail.

Bedroom Two 12.89ft (3.93m) x 8.43ft (2.57m)

UPVC double glazed window to the rear aspect, radiator, power points, inset ceiling spot lights, coving, built in wardrobe with a hanging rail and shelving, door to the airing cupboard (housing slatted shelving and the hot water cylinder).

Bedroom Three 11.68ft (3.56m) x 7.71ft (2.35m)

UPVC double glazed window to the front aspect, radiator, power points, ceiling light, built in wardrobe with hanging rail and shelving.

Bedroom 4/Study 8.36ft (2.55m) x 7.48ft (2.28m)

UPVC double glazed window to the rear aspect, radiator, power points, ceiling light.

Family Bathroom 7.61ft (2.32m) x 5.38ft (1.64m)

UPVC obscure double glazed window to the rear aspect, fitted with a matching white suite comprising of a panelled bath with a Mira electric shower over and glass shower screen, low level WC and wash hand basin, part tiled walls, inset ceiling spot lights, heated towel rail, tiled flooring.

OUTSIDE

Front Garden

Mature hedgerow to the front aspect giving privacy to the lawned area, border with plants and shrubs, blocked paved driveway with parking for two cars leading to the wrought iron gates and additional parking for one car leading to the garage and to:

Rear Garden

Mature garden filled with an abundance of plants and shrubs, apple tree, feature pond, lawned area, paved patio area, enclosed storage, timber store under, two sheds, wooden fence panel surround.

Garage 17.15ft (5.23m) x 10.56ft (3.22m)

Up and over metal door to the front aspect, power and lighting, venting and space for a tumble dryer, workbench, window to the side aspect, door to the garden.



Directions

From the John Goodwin office in the High Street, continue onto Old Street and up Tunnel Hill towards Welland. At the top of the hill take the first turning into Greenfields Road and the property can be found on the right hand side after the play park.



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 formerly 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 D.

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

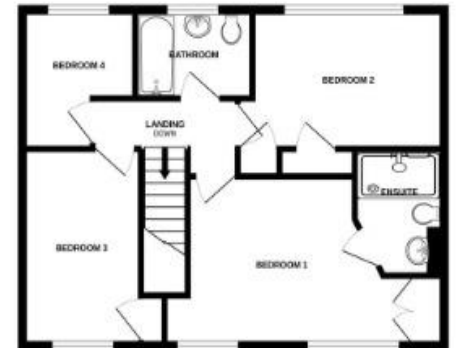
EPC

The EPC rating for this property is D.

GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures 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 here are not guaranteed and no guarantee as to their operability or efficiency can be given.
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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.