

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THIS BEAUTIFULLY PRESENTED FOUR/FIVE BEDROOM DETACHED FAMILY HOME IS LOCATED IN A SOUGHT AFTER AND DESIRABLE SETTING OVERLOOKING A GREEN. THE PROPERTY HAS BEEN UPDATED AND WELL MAINTAINED BY THE CURRENT VENDORS TO PROVIDE SPACIOUS AND VERSATILE LIVING ACCOMMODATION TO INCLUDE THREE RECEPTION ROOMS, A MODERN FITTED KITCHEN AND UTILITY ROOM, A MASTER BEDROOM WITH A NEWLY FITTED EN-SUITE SHOWER ROOM AND A NEWLY FITTED FAMILY BATHROOM. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING, GAS CENTRAL HEATING AND OFF ROAD PARKING. EPC D.**

## 16 Perrins Field – Offers in the region of £485,000

16 Perrins Field, Upton Upon Severn, Worcestershire, WR8 0ER

 4/5  3  2



# 16 Perrins Field

## Location & Description

The property is located on the outskirts of Upton upon Severn which is a Historic town situated on the banks of the River Severn and offers a good range of shops and restaurants for everyday needs as well as a Doctors surgery with pharmacy, Library, churches and a primary school which follows onto the sought after senior school at Hanley Castle for families with children.

Upton upon Severn has its own Marina and to date there are Jazz, Folk and Blues Festivals throughout the year. The surrounding countryside offers delightful walks, in particular the Malvern Hills and slightly further afield are the Cotswolds.

The town is well positioned being approximately three miles from the M50/M5 motorways for the commuter and is approximately 11 miles from Worcester, 15 miles from Cheltenham, 7 miles from Tewkesbury and 8 miles from Malvern.

## Property Description

This beautifully presented four bedroom detached family home is located in a sought after and desirable setting overlooking the green. The property has been well maintained and updated by the current owners. There is plenty of spacious living accommodation on offer for the growing family to enjoy to include a lounge with feature fireplace and double doors through to the dining room. The modern fitted kitchen benefits from integral Bosch appliances and has the added bonus of a separate utility room and cloakroom. The garage has been converted to provide an additional reception/family room or bedroom with useful built in storage cupboards/wardrobes. The ground floor hallway, reception/bedroom, kitchen, utility and downstairs toilet benefits from newly fitted wood décor Karndean flooring. On the first floor the master bedroom has built in wardrobes, a new fitted En-Suite shower room and a lovely outlook over the green. The further three bedrooms are serviced by the newly fitted family bathroom which will add to the appeal to potential purchasers.

A particular feature of this property is the delightful mature rear garden with its abundance of plants and shrubs. The block paved patio area provides a generous space to entertain with family and friends and enjoy the setting.

Further benefits include UPVC double glazing, gas central heating and off road parking.

UPVC double obscure glazed door to the front aspect to:

## Ground Floor

UPVC double glazed door with opaque glazed panel to the front aspect to:

## Entrance Hall

Coving to the ceiling, power point, dado rail, Karndean flooring, radiator, ceiling light, door to the under stairs storage cupboard, stairs to the first floor, door to the Kitchen and sitting room, door to:

## Reception Room/Bedroom Five 14.43ft (4.40m) x 7.87ft (2.40m)

UPVC double glazed window to the front aspect over looking the green, power points, radiator, ceiling light, fitted with storage cupboards with hanging and shelving), Karndean flooring, inset ceiling spot lights.

## Sitting Room 16.40ft (5m) x 10.82ft (3.30m)

UPVC double glazed window to the front aspect overlooking the green, feature fireplace with a wooden surround and marble inset and hearth, coal effect gas fitted fire (original open fireplace could still be used subject to the necessary checks etc), power points, ceiling light, wall lights x two, radiator, TV point, coving to the ceiling, dado rail, glazed wooden double doors to:





#### **Dining Room 9.84ft (3m) x 9.18ft (2.80m)**

UPVC double glazed French style double doors to the rear aspect, power points, radiator, coving to the ceiling, ceiling light, wall light, door to:

#### **Kitchen 12.46ft (3.80m) x 9.84ft (3m)**

UPVC double glazed window to the rear aspect, fitted with a matching range of wall and base units with quartz work surface over, one and a half ceramic bowl and drainer with mixer tap over, part tiled splash backs, Bosch integrated double oven with cupboards over and below, Bosch four ring induction hob, plumbing for a dishwasher, TV point, power points, coving to the ceiling, Karndean flooring, door to:

#### **Utility Room 6.23ft (1.90m) x 4.92ft (1.50m)**

UPVC part obscure double glazed door to the side aspect, wall mounted Baxi boiler, power points, ceiling light, base cupboard with work surface over and a one and a half bowl and drainer with mixer tap over, Karndean flooring, door to:

#### **Cloakroom**

UPVC double obscure glazed window to the rear aspect, fitted with a white wash hand basin and low level WC, part tiled splash backs, radiator, Karndean flooring.

#### **First Floor**

##### **Landing**

Access to the loft space (part boarded), door to the airing cupboard (housing the hot water tank and wooden slatted shelving), ceiling light, power point, doors to:

#### **Master Bedroom 15.74ft (4.80m) x 11.48ft (3.50m)**

UPVC double glazed window to the front aspect over the green, coving to the ceiling, ceiling light, power points, radiator, built in double wardrobes, walk in wardrobe/store cupboard (housing shelving), door to:

#### **En-Suite Shower Room**

UPVC obscure double glazed window to the front aspect, newly fitted tiled shower cubicle with shower and shower screen, wash hand basin, low level WC, part tiled splash backs, extractor fan, radiator, shaver light, vinyl flooring.

#### **Bedroom Two 14.10ft (4.30m) x 8.20ft (2.50m)**

UPVC double glazed window to the rear aspect, radiator, built in double wardrobes, ceiling light, coving to the ceiling, power points.

#### **Bedroom Three 11.15ft (3.40m) x 8.20ft (2.50m)**

UPVC double glazed window to the rear aspect, radiator, power points, ceiling light, coving to the ceiling, built in double wardrobe.

#### **Bedroom 4 11.15ft (3.40m) x 7.54ft (2.30m)**

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

#### **Family Bathroom**

UPVC obscure double glazed window to the rear aspect, recently refitted white three piece bathroom suite comprising of a panelled bath with a Mira shower and shower screen over, chrome towel rail, wash hand basin with storage below, low level WC, part tiled splash backs, shaver light, extractor fan, vinyl flooring.

#### **Outside**

##### **Front Garden**

Block paved driveway, lawned area with borders, plants and shrubs, wooden gate to the side aspect to:

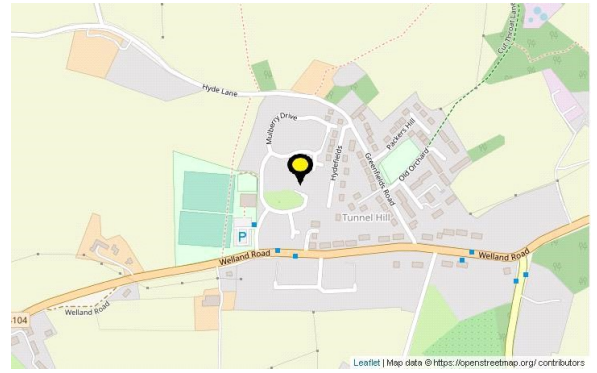
##### **Rear Garden**

Large block paved patio area, lawned area with borders, plants and shrubs, ornamental trees, water tap and lighting, wood panel fencing, covered area to the left side of the house for storage, garden shed.



## Directions

From the John Goodwin office in Upton upon Severn proceed south into Old Street passing the church on your left. Continue up the hill to Tunnel Hill and take the second turning right into Milestone Road. Bear right into Perrins Field and follow the road round to the left and number 16 will be found on the right hand side overlooking The Green.



## 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

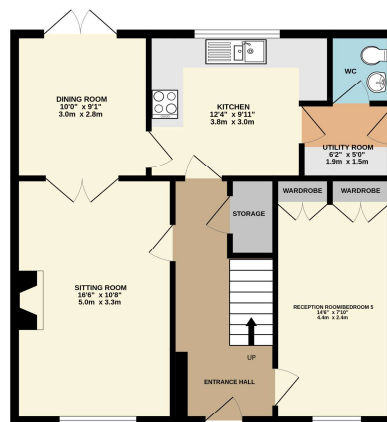
COUNCIL TAX BAND E.

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

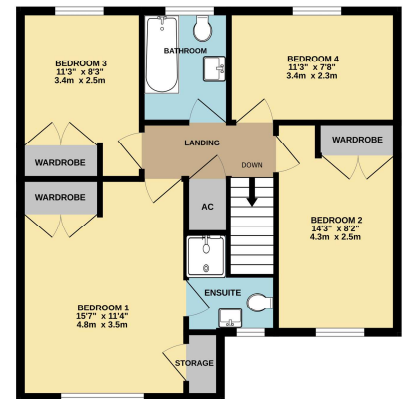
## EPC

The EPC rating for this property is D.

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.

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.  
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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.



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