

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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Contemporary Four Bedroom Detached Family Home Situated On The Outskirts Of Upton-Upon-Severn In Holly Green. Tastefully updated To Provide Modern Open Plan Living For The Growing Family. Set In The Catchment Area For Upton Primary School And Hanley Castle High School. Within Walking Distance Of Upton-Upon-Severn And All Its Amenities. Further Benefits Include A Utility Room, Master Bedroom With An En-Suite, Modern Fitted Family Bathroom, South Facing Rear Garden, UPVC Double Glazing And Oil Fired Central Heating, Integral Double Garage And Ample Off Road Parking. EPC D

Bon Abri – Offers in Excess of £599,950

1 The Beeches, Holly Green, Upton Upon Severn, Worcestershire, WR8 0QQ



Bon Abri, 1 The Beeches

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 and restaurants alongside a library, a Doctors surgery with pharmacy and dentist. For families with children there is Upton Primary School which follows onto the sought after Hanley Castle High School.

Situated 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 contemporary four bedroom detached family home is situated on the outskirts of Upton-upon-Severn in Holly Green. Tastefully updated in recent years to provide modern open plan living for the growing family.

For those looking for a wow feature there is the open plan modern fitted kitchen with an island/ breakfast bar, integral appliances, a study and dining space and a generous reception area which benefits from a feature fireplace with a wood burner. This generous sized room is walled on one side by bi-folds doors looking out into the south facing garden through the stylish Glass room. The property also offers an additional reception room with a wall mounted feature gas fire, a separate utility room and downstairs cloakroom.

On the first floor there are three good sized double bedrooms and a fourth good sized single bedroom and all have the added bonus of built in wardrobes. The master bedroom has a Ensuite shower room and the spacious family bathroom with separate shower and whirlpool bath services the further three bedrooms.

The south facing mature garden has a good sized patio area which incorporates the glass room for entertaining with family and friends, a lawned area which is surrounded by an abundance of plants and shrubs. To the rear aspect there is trellis fencing with a garden shed, greenhouse and vegetable garden.

Further benefits include UPVC double glazing, an integral double garage and ample off road parking leading to the composite front door into:

Entrance Hall

Composite front door with a vertical opaque panel and opaque side panel, curtain rail above the door. Inset spotlights. Large radiator. Coir fitted boot mat. Tiled flooring leading through the property. Openreach network point and Alarm controls. Space understairs for storage. Varnished wooden staircase leading to first floor landing. Doors leading to: Open Plan Breakfast Kitchen/ Reception Area, Utility, Integral Double Garage access. Door to:





Sitting Room 19.05ft (5.81m) Maximum x 13.04ft (3.98m) Maximum

Inset spotlights, Two Vertical contemporary radiators. New parquet flooring and a stylish wall mounted LPG bottle gas fire. Television points. Large double glazed window to front aspect with blinds.

Open Plan Breakfast Kitchen/ Reception Area 31.37ft (9.56m) Maximum Including Kitchen x 14.86ft (4.53m) Maximum Including Kitchen

Various inset ceiling spotlights. Large radiator and one vertical radiator.

Reception Area: Wood burner with additional slate hearth. Tiled flooring throughout. Bi-Fold Doors with views through the Glass Room into the rear garden.

Kitchen: large island with granite counter tops, with a breakfast bar and storage available. The island further benefits from power points and its own LED light fixture. The modern kitchen consists of various floor and wall mounted units lining the walls, granite counter tops, inset one and a half stainless steel sink with an adjustable mixer tap, integrated AEG double oven and bosch dishwasher, four ring Zanussi induction hob with a large Franke extractor fan above, counter lights, tiled splash backs, space for large fridge freezer and space for bins.

Study/ Dining Area 9.20ft (2.80m) x 6.93ft (2.11m)

Ceiling light, Large double glazed window to rear aspect, large radiator, double glazed door out into the Glass Room with an additional side panel. Space for dining table/ large office desk. Tiled flooring continued through from kitchen area.

Glass Room 22.17ft (6.76m) Maximum x 6.92ft (2.11m) Maximum

Fixed spotlights, infrared space heater, wiring for speakers, glazed roof with blinds, thick glazed panels that can slide fully across opening into the garden. Uniting this elegant space with the wonderfully maintained south facing garden.

Utility Room 7.89ft (2.41m) Maximum x 5.71ft (1.74m) Maximum

Ceiling light, radiator. A series of floor and wall mounted units, laminate counter tops with tiled splash backs. One and a half stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer. Tiled flooring. Opaque single window to side aspect. Door to downstairs cloakroom.

Downstairs Cloakroom

Ceiling light, heated towel rail. Opaque single window to side aspect. Suite comprising wall mounted wash basin with mixer tap and mirrored cabinets above. Low level WC. Glass shelf. Tiled floor to ceiling.

First Floor Landing

Inset spotlights, large radiator, double glazed windows to front and side aspect, eaves storage. A spacious landing with doors to all bedrooms and the family bathroom.

Master Bedroom 14.66ft (4.47m) Maximum x 13.43ft (4.09m) Maximum

Ceiling light fitting (fixture not included), radiator, built in wardrobes, double glazed window to rear aspect. Carpeted. Loft access fitted with loft ladder (loft is partly boarded). Door to airing cupboard with various shelves, lighting and additional heater. Door to:

Ensuite

Inset spotlights, heated towel rail. Suite comprising wall mounted shower with mixer controls and glazed side panels, low level WC built into unit as well as a ceramic sink with mixer tap, laminate counter top and mirrored cabinet above. Opaque glazed window to side aspect with blinds. Laminate flooring, tiled splash backs and walls.



Family Bathroom

Inset spotlights. Heated towel rail. Chrome hand towel holder. Suite comprising shower cubicle with tiled surrounds and glazed panel door, whirlpool bath with hand shower wall mounted with mixer tap, WC, ceramic sink with mixer taps and storage below, wall mounted mirrored cabinets above. Double glazed opaque window to front aspect with blinds. Laminate flooring. Tiled walls floor to ceiling.

Integral Double Garage 19.16ft (5.84m) Maximum x 15.44ft (4.71m) Maximum

Two ceiling strip lights, new electric roller door, Worcester Bosch boiler and hot water tank, fuse box. Part boarded roof space for storage. Part opaque double glazed rear door leading to rear garden.

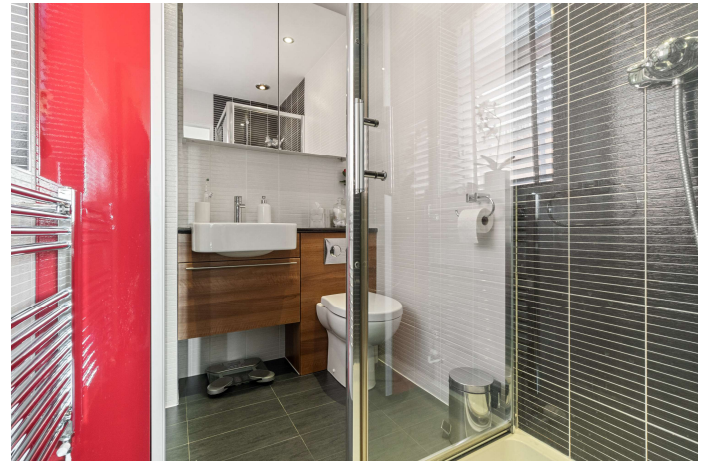
Outside

Front Garden

An elegant block paved driveway with ample parking bordered by a new brick wall to the front and fenced sides. A mature tree standing proudly watching over a section of laid lawn and a gravelled area which encircles a feature water fountain near the pathway leading to the modern composite front door. Wooden bin storage, security lights and a side gate on the left side leading to:

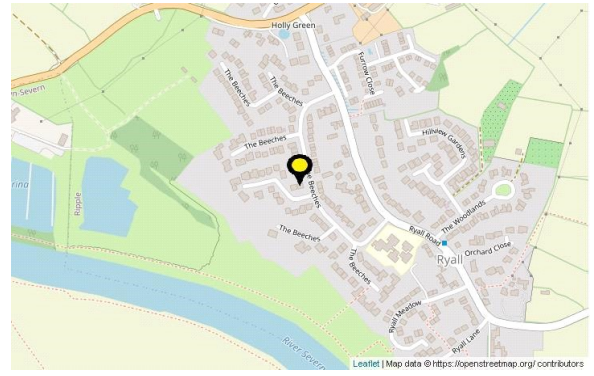
Rear Garden

Patio area coming out of the Glass Room leading to a section of laid lawn, bordered by established beds containing a wide variety of plants and shrubs. Wooden log storage. A gravelled area to the rear of the garden containing the greenhouse, vegetable patch and shed. Disguised oil tank and security lights.



Directions

From the John Goodwin office in the High Street, continue over onto Church Street. At the roundabout, take the 2nd exit over the bridge onto A4104. After three quarters of a mile turn right onto Ryall Rd. Continue along Ryall Rd and take the first turning to the right hand side into The Beeches. The property is the second one on the left hand side.



Services

We have been advised that mains water and electricity 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 "F"

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 (63).



TOTAL FLOOR AREA: 2183 sq.ft. (202.8 sq.m.) approx.
Whilst every attempt 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 misstatement. 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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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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