

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THIS EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A SOUGHT AFTER AND DESIRABLE VILLAGE LOCATION CLOSE TO AMENITIES AND A PRIMARY SCHOOL FOR FAMILIES WITH CHILDREN. THE PROPERTY IS IN NEED OF SOME UPDATING AND BENEFITS FROM A GOOD SIZED LOUNGE/DINER, KITCHEN/BREAKFAST ROOM, FAMILY SHOWER ROOM, A GOOD SIZED PRIVATE GARDEN, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, A CLOAKROOM, WORKSHOP, GARAGE AND OFF ROAD PARKING. NO ONWARD CHAIN. EPC D.**

## 21 Oakfield Drive – Guide Price £340,000

21 Oakfield Drive, Kempsey, Worcestershire, WR5 3PP



# 21 Oakfield Drive

## Location & Description

Kempsey is a sought after and desirable village location with good road and rail networks close by for the commuter. There is a primary school for families with children, a convenience store with post office, a farm shop, church, village hall and four village inns. Situated three miles south of the cathedral city of Worcester for all your other amenities.

## Property Description

This three bedroom semi detached family home is ideally suited for those looking to put their own stamp on the property.

Spacious living accommodation includes a lounge with feature open fireplace, a dining room and a good sized kitchen/breakfast room. On the first floor there are two double, a good sized single bedroom and all are serviced by the shower room.

The large private rear garden is a particular feature of this property with a feature pond and patio area for entertaining, a lawned area with plants and shrubs and a vegetable patch with a garden shed and two greenhouses to the rear aspect making it ideally suited for those looking for the "good life" to grow their own fruit and vegetables.

Further benefits include UPVC double glazing, gas central heating, a cloakroom, workshop, garage, carport and off road parking.

The brick paved driveway leads to the entrance front door to:

### Porch

Opaque Double Glazed Upvc front door, Half up brick walls, Double glazed opaque side panels each side of the front door and Double glazed windows to each side. Wooden panelled ceiling, two wooden shelves. Glazed door into entrance hall with glazed side panels.

### Entrance Hall

Ceiling Light, Radiator, Storage Cupboard with Gas meter, BT point. Stairs to first floor landing. Doors to Kitchen and Sitting room.

### Sitting Room 15.74ft (4.80m) x 10.82ft (3.30m)

Ceiling Light, Two Wall Lights, Radiator, TV point. Feature gas fireplace with bricked surrounds, tiled hearth and wooden mantle. Decorative coving. Large Double glazed window to front aspect with blinds. Opaque glazed sliding doors into Reception Room and Dining Room.

### Reception Room 9.18ft (2.80m) x 9.18ft (2.80m)

Spotlight ceiling lights, Decorative coving. Open through to the dining room and door to Kitchen.

### Dining Room 9.18ft (2.80m) x 9.18ft (2.80m)

Ceiling Light, Radiator, Decorative coving, Wooden Shelf, Serving Hatch into Kitchen. Double glazed patio door sliding open for access out into the garden.

### Kitchen/Utility 18.37ft (5.60m) x 8.86ft (2.70m)

Two Ceiling Lights, Radiator, Opaque double glazed door to side between the garage and the property. Comprising of various floor and wall mounted units, laminate counter tops with an inset stainless steel sink and double drainer each side, Free standing cannon winchester oven with four ring gas hob and grill above. Tiled splashbacks and tiled flooring. Under counter fridge, Bosch Dishwasher and Bosch Washing machine, Serving hatch into Dining Room. Network point. Opaque window to side aspect. Large double glazed window to rear aspect overlooking the garden and pond.





### Downstairs Cloakroom

Ceiling light, Double glazed window to side aspect. Low level WC, Wall mounted ceramic sink with chrome taps. Half up tiled walls and splashbacks. Limited head height understairs.

### First Floor Landing

Ceiling light, Opaque double glazed window to side aspect, loft access. Doors to all bedrooms and family bathroom. Door to airing cupboard with Worcester Bosch boiler in. (7 years old - 10 year guarantee on it)

### Bedroom one 11.81ft (3.60m) x 9.84ft (3m)

Ceiling light, radiator, large double glazed window to rear aspect with blinds. Space for wardrobes.

### Bedroom two 10.82ft (3.30m) x 9.51ft (2.90m)

Ceiling Light with fan, radiator, Built in mirrored wardrobes, Large double glazed window to front aspect with blinds.

### Bedroom Three 8.53ft (2.60m) x 8.53ft (2.60m)

Ceiling light, Radiator, Double glazed window to rear aspect with blinds, Built in mirrored wardrobes.

### Family bathroom

Ceiling Light, Radiator, Chrome towel rail. Suite comprising walk in shower with electric mira unit, glazed side panel and tiled surrounds, mobility aids and shower seat, low level WC, ceramic sink with chrome taps and storage below. Two wall mounted Mirrored cabinets. Laminate flooring, tiled walls and splashbacks. Opaque double glazed window to front aspect.

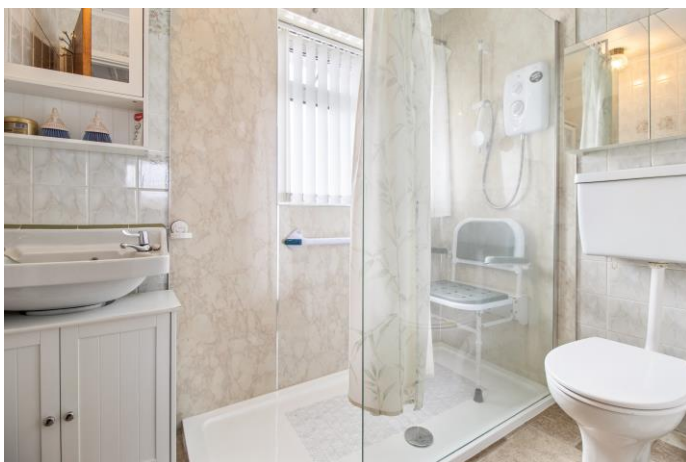
### Outside

### Front Garden

Block paved driveway with ample parking leading to the garage and side gate to covered alley between the garage and house. Covered carport area. Section of laid lawn bordered by established hedges and a decorative wall, Security lights.

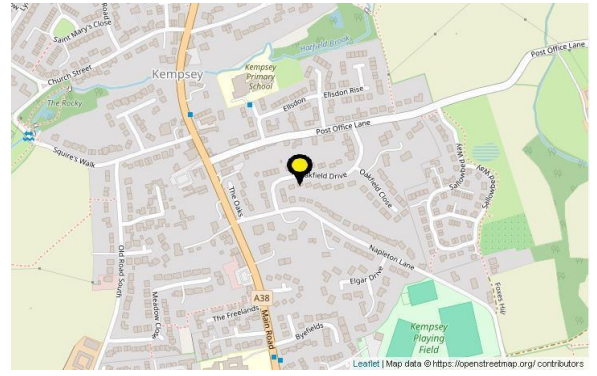
### Rear Garden

Patio with large pond bordered by established hedges, flower beds and mature trees. Outdoor sockets, security lights, A section of laid lawn leading via a paved path to the wooden shed and two greenhouses. Area for vegetable patch.



## Directions

From our John Goodwin office in the High Street, continue out onto Church Street and take the second turning at the roundabout over the bridge. Continue along this road until you come to the next roundabout, then take the first exit onto the A38 towards Worcester. Continue through the village of Severn Stoke and along the A38 until you reach Kempsey. After the Anchor Inn on the left, take the next right hand turning into Napleton Lane, then take the second left hand turning into Oakfield Drive. The property can be found 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 D (63).



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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