

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME. SITUATED IN A SOUGHT AFTER AND DESIRABLE LOCATION ON THE OUTSKIRTS OF THE PICUTRESQUE RIVERSIDE TOWN OF UPTON UPON SEVERN. SPACIOUS ACCOMMODATION THROUGHOUT WITH A MODERN FITTED KITCHEN/DINER WITH INTEGRAL APPLIANCES AND PATIO DOORS OUT ONTO THE PRIVATE SOUTH WESTERLY FACING REAR GARDEN. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING, EN-SUITE TO THE MASTER BEDROOM, MODERN FITTED FAMILY BATHROOM, A CLOAKROOM, A GARAGE, EV CHARGER AND OFF ROAD PARKING FOR TWO CARS. EPC B.

6 Lavender Meadow - Offers in Excess of £390,000

6 Lavender Meadow, Upton Upon Severn, Worcestershire, WR8 0TB

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6 Lavender Meadow

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 offers a good variety of shops, pubs and restaurants alongside a library, a park, rugby club and Doctors surgery with pharmacy and dentist. For families with children, Upon primary school and the sought after Hanley Castle High School are only a short drive away. Open countryside adds to the appeal.

Located 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 beautifully presented and well maintained three bedroom detached family home is located on a small residential development on the outskirts of Upton.

Tastefully decorated throughout to provide modern day living for the growing family. The lounge is to the front aspect and offers a private place to retreat with a pleasant outlook to the front aspect. The spacious modern fitted kitchen/diner has integral appliances adding to the appeal, space and plumbing for a washing machine and tumble dryer and plenty of storage cupboards and work top space for those wanting to enjoy their culinary skills whilst entertaining with family and friends.

On the first floor the Master Bedroom has an En-Suite shower room and built in wardrobes. The second bedroom also offers built in wardrobes and the third bedroom is a good sized single room and both are serviced by the modern fitted family bathroom adding to the appeal for potential purchasers.

Outside the good sized rear south westerly facing garden is mainly laid to lawn with a generous patio area for watching the sun set and dining "Al Fresco". Side gated access leads to the garage and driveway with an EV charger and off road parking for two cars. Further benefits include UPVC double glazing, gas central heating and a modern fitted cloakroom.

A paved path leads to the UPVC double glazed door to:

Entrance Hallway

UPVC obscure double glazed door to the front aspect, tiled flooring, radiator, power points, smoke alarm, inset ceiling spot lights, door to the lounge and kitchen/breakfast room, door to:

Cloakroom

UPVC obscure double glazed window to the front aspect, inset ceiling spot lights, fitted with a matching white low level WC and wash hand basin with a stainless steel mixer tap over and storage cupboard under, tiled flooring, chrome heated towel rail.

Lounge

UPVC double glazed window to the front aspect, radiator, TV point, power points, inset ceiling spotlights.





Kitchen/Dining Room

UPVC double glazed window to the rear aspect, UPVC double glazed double French style patio doors to the rear garden, fitted with a dove grey matching range of wall and base units with work surface over, under wall cupboard spot lighting, inset ceiling spot lights, part tiled splash backs, tiled flooring, waist high integral double oven, stainless steel gas hob with a stainless steel extractor fan over, integral fridge/freezer, integral dishwasher, stainless steel one and a half sink and drainer with a stainless steel mixer tap over, radiator, power points, smoke alarm, space and plumbing for a washing machine, space for a tumble dryer.

First Floor

Landing

UPVC double glazed window to the side aspect, radiator, power points, smoke alarm, loft access (insulated and part boarded), door to the airing cupboard (housing the Logic gas central heating boiler and wooden slatted shelving), doors to bedroom two, three and the family bathroom, door to:

Master Bedroom

UPVC double glazed window to the front aspect, radiator, ceiling light, power points, built in double wardrobe with sliding doors, TV point, door to:

En-Suite Shower Room

UPVC obscure double glazed window to the front aspect, fitted with a white matching suite comprising of a low level WC and wash hand basin with a stainless steel mixer tap over and storage cupboard under, tiled flooring, part tiled walls, shaver point, inset ceiling spot lights, chrome heated towel rail, walk in double shower cubicle with a clear glass screen and electric shower.



Bedroom Two

UPVC double glazed window to the rear aspect, radiator, power points, TV point, ceiling light, built in double wardrobe with sliding doors.

Bedroom Three

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



Family Bathroom

UPVC obscure double glazed window to the side aspect, fitted with a matching white suite comprising of a panelled "P" shaped bath with a mains shower over and glass shower screen, low level WC and wash hand basin with a stainless steel mixer tap over and storage cupboard under, tiled flooring, part tiled walls, inset ceiling spot lights, chrome heated towel rail.

OUTSIDE

Front Garden

Canopy porch, paved path to the front door, security lighting, feature borders with grey slate, miniature lavender trees and solar lighting. Block paved driveway with parking for two cars, EV electric car charger, electric fuse box, leading to:

Garage

Electric up and over door to the front aspect, power and lighting, over head storage into the eaves.

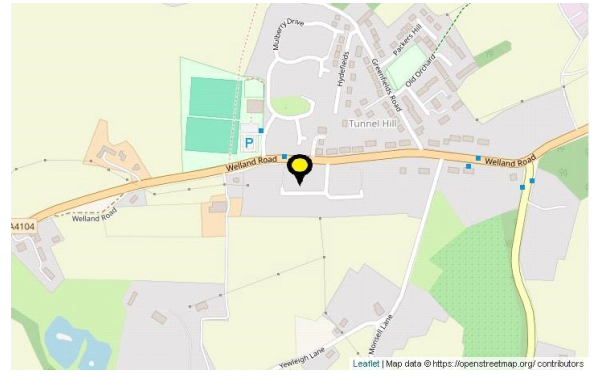
Rear Garden

Private south/westerly facing rear garden which is mainly laid to lawn with a feature white gravel border to the side aspect with small shrubs, a paved patio area, wooden fence panels surround, side gated access to the garage and driveway.



Directions

From the John Goodwin office in the High Street, continue up the High Street and onto Old Street. Continue up Tunnel Hill towards Welland. After the bend continue along until you reach the new development on the left hand side and Lavender Meadow can be found on the right hand side by our for sale board.



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 "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 B.

GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Memphis 10/2014

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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