



This Charming And Beautifully Presented Three Bedroom Character Cottage Is Situated Within Walking Distance To All Amenities. Updated To A High Standard In Recent Years To Provide A Modern Family Home. Offering A Lounge And Separate Dining Room With Feature Fireplaces And Log Burners, A Modern Shaker Style Kitchen With Space For A Range Style Cooker And Integral Appliances. The Conservatory Is A Further Reception Room And Takes In The Beautiful Views Over The Pretty Cottage Garden. There Are Two Double Bedrooms And A Third Single Which Are All Serviced By The Modern Fitted Family Bathroom. Further Benefits Include Under Floor Heating, A Good Sized Entrance Porch, A Modern Fitted Shower Room, Double Glazing/Sash Windows, Lpg Gas Central Heating, A Garage And Off Road Parking For Four Cars. No Onward Chain. Epc E.

Bridge End Cottage – Guide Price £367,500

Bridge End Cottage, East Waterside, Upton-upon-severn, Worcestershire, WR8 0PB



Bridge End Cottage

Location & Description

Upton upon Severn offers a full range of amenities including shops, supermarkets, newsagents/post office, a medical centre with a pharmacy and dentist, a library and a good variety of restaurants and pubs. It also has a famous marina and the town is well known for its lively entertainment scene with the Jazz, Folk and Blues Festivals. There is the Rugby club and for families with children Upton Primary School is within walking distance and follows onto the sought after Hanley Castle High School.

Upton upon Severn is well positioned for the commuter being approximately three miles from the M50/M5 interchange with mainline railway stations at Malvern, Pershore and Worcester giving direct links to Birmingham, London Paddington, Hereford and South Wales.

Property Description

This charming character cottage has been updated to a high standard in recent years to provide contemporary living accommodation yet keeping character features. Three reception rooms to include two with feature fireplaces and log burners, and a conservatory overlooking the pretty cottage garden. The modern fitted shaker style kitchen has a space for a Range style cooker and integral electrical appliances. There is the added bonus of a utility and a modern fitted shower room on the ground floor.

On the first floor there are two double bedrooms which are both fitted with good sized wardrobes. The second floor offers a single bedroom and the modern fitted family bathroom. Further benefits include a good sized enclosed entrance porch, under floor heating, LPG gas central heating, a feature Oak glass panelled staircase and sash windows/double glazing.

Outside is a particular feature of this property with a pretty south facing mature garden filled with an abundance of plants, shrubs, small blossom trees, fruit trees, raspberry and rose bushes adding to the cottage feel and giving a good degree of privacy. There is a large paved patio area for dining "Al Fresco" and entertaining with family and friends and a further paved patio area centred towards the middle of the garden. To the rear of the garden there is a log store, garden shed, a garage and off road parking for two cars, wooden double gate leads to a further two parking spaces. UPVC part glazed door to:

Entrance Porch

UPVC double glazed windows to the side aspect, tiled floor, power points, inset ceiling spot lights, UPVC obscure part glazed door opens to:

Dining Room 4.78m (15ft 5in) into recess x 3.64m (11ft 9in)

Feature double glazed sash window to the side aspect, double glazed window to the rear aspect, feature brick fireplace with an inset log burner, two display alcoves either side with down lighters, inset ceiling spot lights, under floor heating with tiled floor and skirting, Oak staircase with glass panels rising to first floor, power points, TV point, telephone point, Heat Mat heating control, radiator, door to the kitchen, door to the:

Lounge 3.66m (11ft 10in) x 3.33m (10ft 9in)

Feature double glazed sash window to the front aspect, under floor heating with tiled floor and skirting, inset ceiling spotlights, feature fireplace having log burner with a slate hearth and Oak beam over, TV point, telephone point, power points, radiator and Heat Mat heating control.

Kitchen 3.35m (10ft 10in) x 3.04m (9ft 10in)

A modern fitted kitchen comprising of a range of base and wall mounted units with marble effect work surfacing over and tiled surrounds. Belfast sink with a mixer tap over, space for a LPG fired range master cooker, integral dishwasher, integral fridge/freezer and Bosch microwave, radiator, double glazed Velux window to the side aspect, double glazed window to the front aspect, ceiling spot lights, power points, under floor heating, tiled floor and skirting, opening to:





Utility Space

Wall and base units with work surface over, plumbing and space for washing machine, power points, radiator, Heat Mat heating control, UPVC double glazed flood defence door to the conservatory, door to:

Shower Room 1.96m (6ft 4in) x 1.73m (5ft 7in)

Modern fitted suite comprising of a low level WC, wall mounted storage cupboard with a feature curved bowl sink with a mixer tap over, large mirror over with two down spotlights, part tiled walls, floor and skirting with under floor heating, heated towel rail, UPVC obscure double glazed window to side aspect, ceiling spotlights and extractor fan.

Conservatory 4.31m (13ft 11in) x 3.07m (9ft 11in)

UPVC double glazed windows and French style double doors, under floor heating, radiator, lighting.

First Floor

Landing

Wood effect flooring, feature double glazed sash window to side aspect, Oak staircase with glass panels rising to the second floor, inset ceiling spot lights, power points, radiator, door to bedroom two, door to:

Master Bedroom 3.33m (10ft 9in) x 2.71m (8ft 9in) plus wardrobes

Feature double glazed sash window to the front aspect, fitted with a range of three triple wardrobes with two alcoves with inset down lighters either side of the bed, power points, TV point, wood effect floor, inset ceiling spotlights, radiator.

Bedroom 2 3.28m (10ft 7in) into wardrobe depth x 3.04m (9ft 10in)

Feature double glazed sash window to the side aspect, inset ceiling spotlights, radiator, TV point, power points, wood effect flooring, fitted with a range of mirrored three door wardrobes.

Second Floor

Landing

Velux window to the side aspect, wood effect flooring, ceiling light, door to the family bathroom, door to:

Study/Bedroom 3 2.11m (6ft 10in) to sloping ceiling x 2.68m (8ft 8in)

Double glazed Velux to the side aspect, power points, ceiling light, wood effect flooring, storage into the eaves space, radiator, loft access (insulated).

Bathroom

Comprising of a modern white suite, panelled bath with a mains shower and waterfall shower head over, part tiled surround with inset glass shelving and glass shower screen, low level WC, cupboard with round bowl sink on top and mixer tap over, double glazed Velux windows to the rear and side aspects, shaver point, tiled floor, inset ceiling spotlights and underfloor heating.

Outside

Front Garden

Walled front garden with a paved patio area and flood gate.

Rear Garden

This delightful south facing cottage garden is filled with an abundance of plants and shrubs, a lawned area, water tap and patio areas. To the rear there is a bin storage area, log store, LPG tank and access to the garage. Gravelled parking area for two cars, double wooden gates to a further gravelled parking area for two cars.

Garage

Wooden garage with double doors to the front aspect, door to the side aspect to the garden, power and lighting, shelving, further potential to create a home work space or Annex.

Directions

From the John Goodwin Upton Office proceed down Church Street to the roundabout and turn right over the River Bridge. After a short distance take the first right before the Marina down to East waterside. The property will be visible on the left hand side by one of our for sale boards.



Services

We have been advised that mains electricity and water 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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) 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

Strictly by appointment through the Agents Upton office. (01684 593125).

Council Tax

COUNCIL TAX BAND 'D'

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

Energy Performance Rating: E.



TOTAL FLOOR AREA: 117 sq ft (108.4 sq m) approx.
While 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.
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Upton Office
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