

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A VERY WELL PRESENTED AND SOMEWHAT DECEPTIVE DETACHED HOUSE OFFERING EXTREMELY GENEROUS ACCOMMODATION WITHIN WALKING DISTANCE OF UPTON UPON SEVERN TOWN CENTRE AND CURRENTLY COMPRISING A PORCH, RECEPTION HALL, A WELL EQUIPPED KITCHEN WITH OPEN PLAN DINING ROOM, CONSERVATORY, SITTING ROOM, THREE BEDROOMS, BATHROOM, SEPARATE SHOWER ROOM, GAS FIRED CENTRAL HEATING, DOUBLE GLAZED WINDOWS, GARAGE, PRIVATE OFF ROAD PARKING AND A VERY PRIVATE MATURE LANDSCAPED GARDEN. ENERGY RATING 'C'

## Spadgers - Guide Price £410,000

2B Minge Lane, Upton upon Severn, WR8 0NL

3 2 2



# Spadgers

## Location & Description

The house enjoys a convenient position about ten minutes walk from the centre of Upton upon Severn, an historic and bustling riverside town with a comprehensive choice of shopping and recreational facilities, a thriving tourist industry, a primary school and a nearby secondary school (in Hanley Castle). Transport communications are excellent. The town is approximately eight miles from Malvern, ten miles from Worcester and six miles from Tewkesbury. Junction 1 of the M50 motorway is about three miles away providing immediate links to the M5, The Midlands, South Wales, South West and London. There are mainline railway stations in both Worcester and Malvern.

Upton enjoys easy access to the Severn Valley, the Malvern Hills and the unspoilt open countryside that is so much a feature of this region. The town is also well known for its famous riverside marina and summer festivals, all of which contribute to a lively atmosphere.

## Property Description

Spadgers is a traditional two storey detached house which was constructed in the late 1990's. It has been well maintained over the years and has very flexible and extremely generous accommodation with the added bonus of fitted carpets, blinds and curtains as well as gas fired central heating and double glazed windows. The majority of the accommodation is at ground floor level where a large reception hall leads to a particularly well equipped kitchen/breakfast room that is open plan to the dining room. Also on this floor there is a more recently erected conservatory, a sitting room, bathroom and a bedroom that is currently set up as an office/study. On the first floor a landing leads to two further bedrooms and a separate shower room.

Outside, Spadgers is approached by a shared tarmac driveway that provides private parking for a number of vehicles and also leads to the integral garage. The low maintenance garden has been attractively planned, particularly to the rear which is private and consists of lawn and seating areas enclosed by mature shrubs and trees.

## Ground Floor

### Covered Entrance Porch

Light and double glazed front door to

### Reception Hall

A large hall with window to front aspect, radiator, security alarm panel, thermostat, understairs storage area with hanging rail and further understairs open book shelving. From this hall doors lead to the ground floor accommodation and to the the garage (described later).

### Kitchen/Breakfast Room

This room is open plan to the dining room (described later). It has a comprehensive range of floor and eye level cupboards with extensive worktops and tiled surrounds as well as pelmet lighting above. There are also additional glass fronted display cabinets and shelving, a fitted breakfast bar and an integrated one and a half bowl stainless steel sink with mixer tap. Range of white goods including an integrated Bosch DISHWASHER, FRIDGE and FREEZER, eye level Bosch DOUBLE OVEN and GRILL (with pan drawers below). Built in pantry cupboard with shelving, integrated four ring electric HOB with extractor canopy above. Ceiling downlighting. As mentioned earlier this room is open plan to the

### Dining Room

Which also has access from the hall. Radiator and glazed double doors leading to

### Conservatory

Double glazed to three aspects and overlooking the rear garden. Glazed doors leading to sitting room (described later), ceramic tiled floor, overhead fan and double doors leading into the rear garden, over which this room enjoys a pleasant outlook.





### Sitting Room

Another well proportioned room with large double glazed window overlooking the rear garden, doors leading into conservatory, fitted gas fire, TV point, two radiators, two ceiling lights and fitted bookshelving.

### Bedroom

This room is currently set up as an office/study with a large fitted workstation having storage shelving to each side, a built in cupboard with shelving and window to side aspect. Radiator.

### Bathroom

A large bathroom with panelled bath having Triton shower over, mixer tap with hand held shower head and shower curtain. Pedestal wash basin with mirror, fitted shelving and fluorescent shaving light above, ladder style heated towel rail, double glazed window, radiator, downlighting and extractor fan.

### First Floor

#### Landing

Velux window above stairwell. Access to insulated roof space. Airing cupboard with slatted shelving, integral light and radiator.

#### Bedroom

A large bedroom with partially sloping ceilings, window to front aspect with view towards Upton Church. Further Velux window to rear aspect. Useful storage space consisting of two recessed cupboards with hanging rails and shelving and additional under eaves storage. Further range of fitted cupboards with hanging rails, shelving and drawers. Radiator.

#### Bedroom

Velux window to rear aspect, further double glazed window to side aspect. Radiator and eaves storage cupboard.

### Shower Room

Tiled shower cubicle with Mira shower and glass screen. Wash hand basin with cupboards and worktops to each side, mirror, fluorescent shaving light and shelving above. Close coupled WC, part tiled walls, radiator, eaves storage cupboard, extractor fan, chrome ladder style heated towel rail and window to side aspect.

### Outside

A tarmac driveway, initially shared with number 2a Minge Lane spurs in front of number 2b to provide useful parking for vehicles. It also leads to the

### Garage 5.47m (17ft 8in) x 3.46m (11ft 2in)

With light and power connected, automatic roller shutter door, further door leading into main hallway, wall mounted Worcester Bosch gas fired central heating boiler, single drainer stainless steel sink with work surface to side and plumbing/space for washing machine. Cold water tap and window to side aspect.

The front garden is mainly laid to lawn with a gravelled seating area and shrubs. Gated pathways to each side of the property lead into the very private and beautifully landscaped rear garden, the main feature of which is a level lawn with gravel and paved seating areas enclosed by mature well stocked shrub borders, trees and fencing. In one corner there is a GARDEN SHED 10' x 6' of timber construction. At strategic points there is external lighting and an external tap.

### Agents Note

It should be noted that all carpets, curtains, blinds, light fittings and white goods in the kitchen will be included as part of this sale. At the rear of the property there is an electrically operated awning capable of providing shade in the summer. This will remain at the property although it is not currently fitted to the house. The necessary wiring that will allow it to operate is however installed.

## Directions

From the centre of Upton upon Severn proceed along Old Street passing the church on your left hand side. After a short distance and opposite Upton Ruby Club turn left into Minge Lane. The property will be seen on the right hand side after 300 yards.



## 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 infer 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 formerly 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 by telephone call only and applicants are advised to consider obtaining written confirmation.

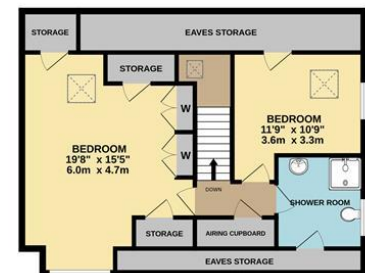
## EPC

The EPC rating for this property is C (70).

GROUND FLOOR  
1225 sq.ft. (113.8 sq.m.) approx.



1ST FLOOR  
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 1939 sq.ft. (180.2 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 seen 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 leasees 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.



**Malvern Office**  
**01684 892809**

13 Worcester Road, WR14 4QY  
malvern@johngoodwin.co.uk