

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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This Beautifully Presented Two Bedroom Starter Home Is Located In A Quiet Section Of A Relatively New Estate. This Modern Starter Home Is "Bright And Airy" With Spacious Living Accommodation. Offering Two Allocated Parking Spaces With Electric Charging Points. Suitable For A Range Of Prospective Buyers, Being Sold On A Low Cost Scheme At 70% Of Its Market Value. Conditions Apply. EPC 'C'.

Furrow Close - Fixed Price £163,625

49 Furrow Close, Ryall, Worcester, Worcestershire, WR8 0RT



49 Furrow Close

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 is 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 both Worcester and Malvern.

Property Description

This beautifully presented starter home is located in a quiet section of a relatively new estate. The modern starter home is "bright and airy" with spacious living accommodation. The modern fitted kitchen/living room offers a centralised breakfast bar and is fitted with a wide range of floor and wall mounted units. The living room section has a glazed pedestrian door opening out into the rear garden, ideally suited for those looking for a low maintenance garden with paved patio areas. On the first floor there is a generous sized master bedroom and good sized bedroom two, which are serviced by the modern fitted bathroom. Outside the property there is two allocated parking bays to the front of the property, which also benefits from two electric charging points.

Located within walking distance to Upton upon Severn with all its amenities and riverside walks. A bus route also runs into town with the A38 giving good access to the M50/M5 interchange for the commuter. For young families with children there is Upton upon Severn Primary school that follows onto the sought after Hanley Castle High School.

The property is approached via a shared tarmacked accessway leading to the allocated parking for each respective property with paved pathway to the front entrance door:

Hall 5.15ft (1.57m) x 4.82ft (1.47m)

Ceiling light, BT point, carpeted throughout ground floor. Composite front door with opaque glazed panels and an additional opaque glazed side panel. Doors to downstairs cloakroom and utility cupboard. Open entrance into kitchen/ living room.

Utility Cupboard

Housing Ideal boiler, fuse box, space for storage, space and plumbing for washing machine.

Downstairs Cloakroom

Ceiling light, double glazed opaque window to the front aspect. Suite comprising half size ceramic pedestal wash basin with chrome mixer tap and tiled splashback, chrome towel holder, low level WC, extractor fan, radiator and laminate wood effect flooring.

Kitchen/ Living Room 21.98ft (6.70m) Maximum x 12.92ft (3.94m) Maximum

Two ceiling lights, radiator, double glazed window to rear aspect, double glazed door into rear garden. Kitchen fitted with a range of floor and wall mounted units, laminate countertops with inset one and a half stainless steel sink plus drainer and mixer tap, four ring gas zanussi hob with zanussi oven below, extractor fan above with led lights plus additional separate extractor fan and extraction vent, stainless steel splashbacks. Space for tall fridge freezer. Potential to use section of the countertops as a breakfast bar. Space for small dining table and chairs. Stairs to first floor landing.





First Floor Landing

Ceiling light, radiator, loft access. Doors to master bedroom, bedroom two and bathroom.

Master Bedroom 12.92ft (3.94m) x 9.94ft (3.03m)

Ceiling light, radiator, double glazed window to rear aspect, space for storage.

Bedroom Two 12.92ft (3.94m) Maximum x 8.46ft (2.58m) Maximum

Ceiling light, radiator, double glazed window to front aspect. Space for storage and will accommodate a double bed.

Bathroom

Ceiling light, chrome towel rail, extractor fan. Suite comprising panelled bath with glazed side panel and tiled surrounds, power shower over. Ceramic pedestal wash basin with tiled splashback, low level wc, wall mounted mirror, laminate wood effect flooring.

Outside

Front drive - Planted shrubs either side of the front door, two allocated parking spaces in front of the property. Two electric vehicle charging points. Side gate providing access to the rear garden.

Rear garden - Neatly panelled to each side, section of laid lawn with a gravelled border, patio with path leading to further patio to the rear of the garden along with the wooden storage shed. Side gate access along the right side of the property. Area for bin storage. Solar security light, outdoor tap, extendable washing line.

Agent's Notes

There is an estate maintenance fee of £150 PA

Notes on Eligibility

General criteria	<p>Prospective purchasers should be 18 years or older.</p> <p>A combined annual income (if purchasing in joint names, then this refers to all purchasers) cannot exceed £80,000 in the tax year immediately preceding the year of purchase.</p> <p>Evidence that they are unable to purchase this property at the open market valuation price.</p> <p>This is to be their sole residence.</p> <p>If they currently own/jointly own a home, that this is SSTC, and they are in a proceedable position</p>
Qualifying Person/Resident	A person/s that the council is satisfied (acting reasonably) would not be able to purchase the property at the open market value and who has a local connection to the area.
Local connection criteria	<p>The S106 Legal Agreement details a local connection as meeting one of the following criteria:</p> <ul style="list-style-type: none"> · Lived in the parish by choice for 6 out of the last 12 months or 3 out of the last 5 years · Have close family (mother, father, sibling, adult son, or adult daughter) living in the parish by choice for at least the previous five years · Be in permanent paid employment in the parish <p>Or a local connection to the district as a result of special circumstances (subject to approval by the Housing Services Manager)</p>
Parish (in order of priority)	Ripple; or Ryall; or Hill Croome; or Earls Croome; or Naunton; or Parish of Twyning (within Tewkesbury Borough); or the Parish of Strensham (Wychavon District Council)
Those without local connection	Please note for those without a local connection to the fore mentioned parishes the property must have been marketed for 56 Days before your able to submit an application to the local authority for consideration.

Directions

From our John Goodwin office in the High Street, take the right turn at the roundabout over the bridge towards the A38, take the first turning on the right hand side into Ryall Road, then take the next turning on the left hand side into Furrow Close and follow the road round and take the road to the left as you come into the estate. Then take shared access is located on the left hand side and it is the second property along number 49



Services

We have been advised that mains electricity, water and drainage 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 C (77).

Notes for applicants -

- This is a discount market sale home, subject to a Section 106 Legal Agreement, offering 30% discount off the open market value. Whilst the purchaser will own 100% of the property, this discount remains a restriction on the property in perpetuity which means it remains in place on any future sales.
- There are eligibility and local connection criteria which applicants are required to meet to be considered for this property. You must make prospective purchasers aware of the relevant criteria prior to applying. Eligibility, qualifying and local connection criteria also remains in place for any future re-sale of this property.
- Applications for the DMS property have to be submitted for approval by the local authority. To be considered for purchasing this property, a prospective purchaser must complete the application form in full and provide the necessary evidence to be reviewed by the local authority.



Upton Office
01684 593125

9 High Street, Upton, WR8 0HJ

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.