

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**BEAUTIFULLY PRESENTED GRADE II LISTED TWO BEDROOM GROUND FLOOR APARTMENT SITUATED IN THE HEART OF TOWN. TASTEFULLY UPDATED THROUGHOUT WITH CHARACTER FEATURES TO INCLUDE SASH WINDOWS AND A FEATURE FIREPLACE IN THE SITTING ROOM. A MODERN FITTED BESPOKE KITCHEN WITH FEATURE GLASS FLOORING OVER THE CELLAR AND INTEGRAL APPLIANCES. MASTER BEDROOM AND BEDROOM 2/DINING ROOM WITH PATIO DOORS OUT ONTO THE GARDEN. FURTHER BENEFITS INCLUDE GAS CENTRAL HEATING, COMMUNAL GARDENS AND OFF ROAD PARKING FOR TWO CARS. NO ONWARD CHAIN. FREEHOLD. EPC D.**

## 2 Willow Bank – Offers Invited £219,950

School Lane, Upton Upon Severn, Worcestershire, WR8 0LE





## 2 Willow Bank

### 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, supermarkets, hairdressers, Boots the chemist, Badhams hardware store, a bakery, cafes and restaurants alongside a library, rugby club and sought after Doctors Surgery with dentist and pharmacy. Open countryside and riverside walks 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 London. For families with children there is Upton Upon Severn Primary School which follows onto Hanley Castle High School.

### Property Description

Beautifully presented and tastefully updated in recent years by the current vendors to provide characterful, modern and bright accommodation on the ground floor. The sitting room offers a feature open fireplace with a feature window and flows through to the dining room/bedroom 2. This room has patio doors out onto the seating area. The modern bespoke fitted kitchen offers plenty of storage cupboards, integral appliances and a feature glass floor over the cellar. A modern fitted bathroom and separate guest toilet with access to the cellar.

Further benefits include solid wooden doors, gas central heating, communal gardens and off road parking for two cars.

### Entrance Hall

Ceiling light, radiator, opaque/glazed panel above doorway to the foyer, doors to the sitting room, dining room/bedroom two, kitchen, bedroom one, bathroom and separate WC.

### Sitting Room 14.92ft (4.55m) x 12.78ft (3.90m)

Ceiling light, wall light, radiator, large single glazed feature windows with wooden shutters looking out onto the garden. Feature fireplace with decorative white mantle and brick insert (gas pipe), door to the dining room/bedroom two.

### Kitchen 9.79ft (2.99m) Maximum x 6.66ft (2.03m) Maximum

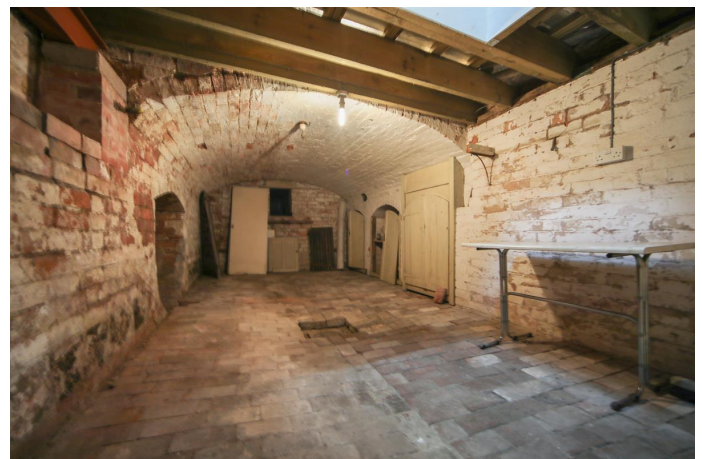
Ceiling light, radiator, feature Sash window, fitted with a modern range of bespoke wooden floor and wall mounted units, solid wood counter tops with inset one and a half sink with a stainless steel mixer tap over, inset Fagor induction hob with Bosch extractor fan above, waist high built in Lamona oven, integrated Bosch fridge, space for a dishwasher, space and plumbing for a washing machine, wooden flooring with feature reinforced glass looking into the cellar below.

### Bedroom one 9.35ft (2.85m) x 11.09ft (3.38m)

Two ceiling lights, radiator, feature Sash window to side aspect, door to the dining room/bedroom two and to the entrance hall.

### Dining Room/Bedroom two 10.20ft (3.11m) Maximum x 11.09ft (3.38m) Maximum

Ceiling light, radiator, two large vertical feature Sash windows and glazed door with access out onto the garden.





### **Bathroom**

Ceiling light, radiator, fitted with a soft green suite comprising of a panelled bath with mixer taps over and a hand shower unit, part tiled surround, pedestal wash basin with tiled splash back, low level WC, extractor fan, towel rail, vinyl flooring.

### **Separate WC**

Ceiling light, extractor fan, wall mounted ceramic wash basin, low level WC, wall mounted Worcester boiler, trapdoor opening with steps leading down to:

### **Cellar**

Large classic bricked cellar with a vaulted ceiling, wine seats, various storage cupboards, ceiling light and wall light, power points, reinforced feature glass panel into kitchen floor above, wine cellar off the main cellar, central drain.

### **Outside**

Communal Garden which is mainly laid to lawn, enclosed by brick wall, borders with established trees and shrubs, pathway from the parking area to the entrance door.

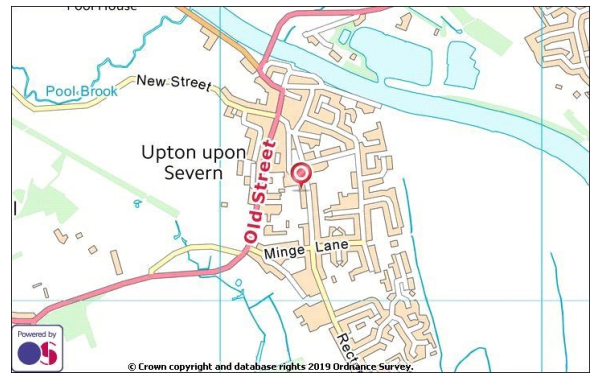
### **Agents Notes**

**Freehold property (The new purchaser will hold 1/5<sup>th</sup> of the freehold).**



## Directions

From our John Goodwin office in the High Street, continue up and take the first turning into Court Street. Take the next turning on the right hand side into Court Row, and then onto Oak Street. Willow Bank house entrance can be found on the left hand side as you approach the walkway 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 Leasehold.

## 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

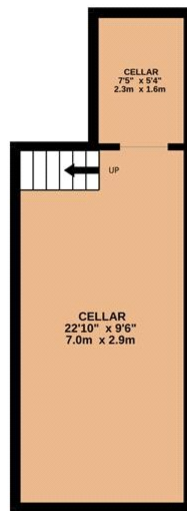
By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

## Council Tax B.

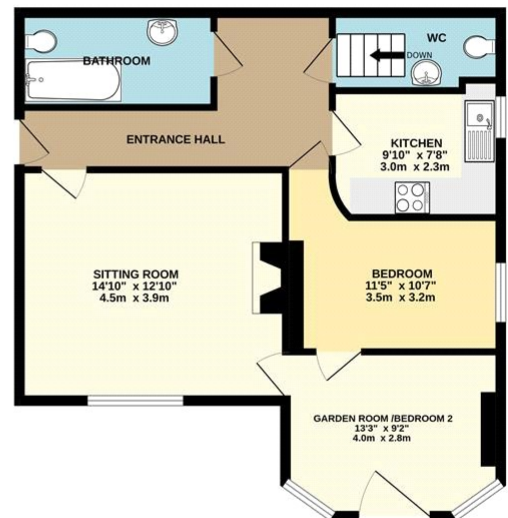
## EPC

The EPC rating for this property is D.

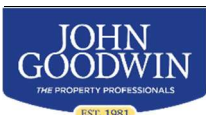
BASEMENT  
235 sq ft. (21.9 sq.m.) approx.



GROUND FLOOR  
638 sq ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq ft. (81.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



**Upton Office**  
**01684 593125**  
9 High Street, 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 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.