

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED AND SPACIOUS TWO BEDROOM HOUSE ON THE POPULAR RETIREMENT COMPLEX OF BERROW COURT FOR THE OVER "55'S". THE PROPERTY BENEFITS FROM RECENTLY REFITTED SHOWER ROOMS, A CONSERVATORY, A SITTING ROOM, A DINING ROOM AND A MODERN FITTED KITCHEN. BOTH THE BEDROOMS ARE DOUBLE SIZED WITH BUILT IN WARDROBES. OUTSIDE THERE IS AN ENCLOSED PAVED COURTYARD GARDEN, A GARAGE EN BLOC, LAUNDRY ROOM AND COMMUNAL GARDENS TO ENJOY. NO ONWARD CHAIN. EPC E.**

## 9 Berrow Court Guide Price - £272,500

9 Berrow Court, Gardens Walk, Upton upon Severn, Worcestershire, WR8 0JP





# 9 Berrow Court

## Location & Description

The property is in a very convenient location, within level walking distance of the town of Upton upon Severn, 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 has a good range of shops, supermarkets, sub post office with banking facilities, bakery, hairdressers, pubs, restaurants and cafe's, a library, church and medical centre with pharmacy and dentist.

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 Paddington.

## Property Description

Berrow Court in Gardens Walk is part of a Cognatum property retirement complex, within level walking distance of the centre of Upton upon Severn and all its amenities.

The property offers bright and spacious living accommodation with an entrance hall, newly fitted downstairs shower/cloakroom, a good sized sitting room with a feature fireplace leading through to the dining area which in turn flows into the conservatory and a modern fitted kitchen. On the first floor the two double bedrooms with built in wardrobes are serviced by the newly fitted shower room. Outside is an enclosed paved courtyard to enjoy.

Further benefits include double glazing and a garage en bloc. Berrow Court offers a laundry room and communal gardens with beautiful views over the Ham and open countryside.

## Entrance Hall

Solid wooden front door, door to the under stairs storage cupboard, wall heater, ceiling light, ceiling coving, stairs rising to first floor.

## Downstairs Shower Room/WC

Low level WC, sink unit. Wall mounted cupboard with a mirror and light over. Single shower cubicle with a glass shower door, panel splashback, wall mounted shower. Large under stairs cupboard with hanging rail. Wall mounted heater. Chrome heated towel rail.

## Sitting Room 19.06ft (5.81m) x 10.89ft (3.32m)

Glazed door from hallway with matching side panel, Newly fitted UPVC double glazed window to the front aspect, electric fire with decorative surround. Wall heater. Ceiling coving. Door to kitchen. Phone point, TV point. Open archway through to:

## Dining Area 8.27ft (2.52m) x 9.02ft (2.75m)

Wall heater, ceiling light and ceiling coving, serving hatch to kitchen, door to the kitchen, wooden glazed double doors to:

## Conservatory

UPVC windows with poly roof. Wall mounted heater and double doors to the Courtyard. Vinly flooring.





### **Kitchen 11.94ft (3.64m) x 8.69ft (2.65m)**

Range of base and wall units with drawers, under cupboard lighting. Single sink and drainer with mixer tap over. Tiled splashback, Counter top induction NEFF hob. Pull out extractor hood over. Eye level NEFF double oven. Washing machine, dishwasher and larder style fridge/freezer. Serving hatch to dining area. UPVC double glazed door and window to the rear aspect.

### **First Floor**

#### **Landing**

Velux overhead window above the stairs, heating control panel. Loft hatch, ceiling light, door to:

### **Bedroom One 14.69ft (4.48m) x 12.79ft (3.90m)**

Newly fitted UPVC double glazed window to the front aspect, wall heater, ceiling light, range of fitted wardrobes with hanging rail and shelving over, TV points.

### **Bedroom Two 13.19ft (4.02m) (excl. fitted wardrobes) x 10.92ft (3.33m) max**

Newly fitted UPVC double glazed window to the rear aspect, sloping feature ceiling, storage cupboard, double wardrobes with hanging rail and shelf over, wall heater, ceiling light.

#### **Bathroom**

Recently refitted suite comprising of a Low level WC. Wash hand basin with vanity storage cupboards under and large Mirror over. Shower enclosure with a low step, mains shower and glass side panel, panel splashback. Sloping ceiling with Velux window to rear. Heated towel rail. Wall mounted heater. Storage cupboard with wooden shelving.



#### **Outside**

Paved courtyard area with raised brick border beds. Newly Fenced and gated rear access. Covered rear porch with store cupboard/area, wall light.

#### **Garage**

Single garage located at the separate garage block.

#### **Agents Notes**

#### **Service Charges**

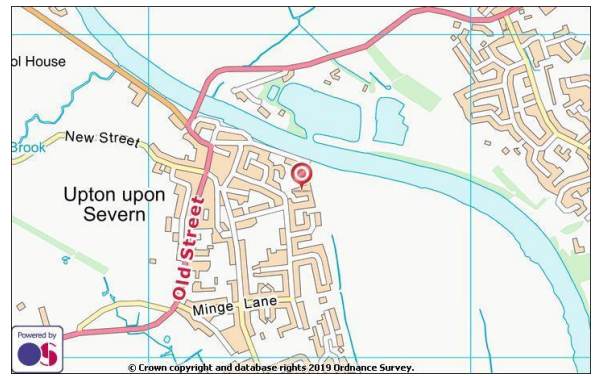
We understand that the service charge is currently £5,705.00 per annum (subject to change) payable quarterly, which includes building insurance, external decoration, maintenance of the grounds and communal areas, laundry facilities, window cleaning, resident manager, CCTV and personal alarms. Further information can be obtained from the Agent's office.





## Directions

From the John Goodwin office turn right, then take the second right into Dunn's Lane, take the first right into Severn Drive, then the first left into Gardens Walk and Berrow Court can be found after a short distance on the left hand bend ahead of you.



## 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 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 verification) 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

COUNCIL TAX BAND "E"

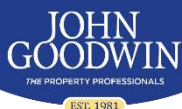
This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E (52).



While 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 misstatement. 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 Metronom C2000



**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.

