

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS EXTENDED DETACHED FAMILY HOME OFFERS SPACIOUS AND VERSATILE LIVING ACCOMMODATION FOR THE GROWING FAMILY. SITUATED AT THE END OF A CUL-DE-SAC WITHIN WALKING DISTANCE TO ALL AMENITIES AND THE PRIMARY SCHOOL. THE PROPERTY OFFERS A GOOD SIZED LOUNGE WITH A FEATURE FIREPLACE WITH LOG BURNER AND PATIO DOORS TO THE SEATING AREA AND PRIVATE REAR GARDEN. THE KITCHEN HAS A DUAL ASPECT LOG BURNER INTO THE SPACIOUS DINING ROOM. ON THE GROUND FLOOR THE MASTER BEDROOM HAS A MODERN FITTED EN-SUITE SHOWER ROOM, BEDROOM TWO AND THE MODERN FITTED FAMILY BATHROOM. ON THE FIRST FLOOR ARE TWO FURTHER BEDROOMS. DOUBLE GLAZING, GAS CENTRAL HEATING, A SUN ROOM, UTILITY ROOM, DOWNSTAIRS SHOWER ROOM, TOILET AND PLENTY OF PARKING ALL ADD TO THE APPEAL. NO ONWARD CHAIN. EPC C.

## 19 Furlongs Road - Guide Price £399,950

19, Furlongs Road, Upton upon Severn, Worcestershire, WR8 0NA

4 2 3





# 19 Furlongs Road

## 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, a bakery, a hardware store, newsagents/post office, a pharmacy and numerous hairdressers to name but a few. There is a Doctors surgery with pharmacy and dentist, a library and rugby club. For families with children there is Upton Primary School which follows onto the sought after Hanley Castle High School.

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.

## Property Description

This well presented four bedroom extended detached family home is located in a sought after and desirable area at the end of a cul-de-sac within close walking distance to all amenities and the primary school.

The property offers plenty of versatile and spacious accommodation for the growing family to enjoy with a fitted kitchen offering a feature fireplace with a dual aspect multi fuel burner into the spacious dining room, whilst the good sized lounge offers a feature fireplace with a multi fuel burner and patio doors to the rear garden. There is the added bonus of a separate utility room with a shower room and toilet and access to the garden. The master bedroom with an modern fitted En-Suite shower room and bedroom two which is serviced by the modern fitted family bathroom are both on the ground floor. On the first floor are two further bedrooms.

The private rear garden has a good sized patio area making it ideally suited for those that like to entertain and dine "Al fresco" with family and friends, a summer house and lawned area with borders, plants and shrubs and garden sheds for the keen gardener. Further benefits include double glazing, gas central heating, a sun room and plenty of parking.

## Entrance Porch

UPVC composite door with glazed panel and side panel to the front aspect, recessed ceiling spot lights, fuse box, door to:

## Inner Hallway

Recessed ceiling spot lights, radiator, door to the storage/coat cupboard (housing wooden shelving and a sensor light). Alarm panel. Door to the lounge, kitchen and to:

## Utility Room 12.96ft (3.95m) x 7.94ft (2.42m)

UPVC obscure glazed door and UPVC double glazed window to the side aspect, fitted with a matching range of wall and base units with work surface over, one and half stainless steel sink and drainer with mixer tap over, pull out basket storage, ceramic tiled flooring, ceiling lights x two, tiled splash backs, radiator, loft hatch, space for a larder style fridge/freezer, space for under counter fridge, space and plumbing for a washing machine, door to:

## Shower room

UPVC obscure glazed window to the front aspect, ceiling light, fitted with a range of wall and base units with work surface over, tiled surround, radiator, step in shower with wall mounted Triton shower.

## Cloakroom

Accessed also from the Utility Room; Low level WC, wash hand basin, tiled surround, ceiling light, radiator, extractor fan.

## Sitting Room 22.37ft (6.82m) x 12.00ft (3.66m)

Glazed panel door leading through to the light and spacious room featuring UPVC double glazed large window overlooking the rear garden, French style patio doors to the rear garden, UPVC double glazed windows x two to the side aspect, recessed ceiling spotlights, wall lights, inset fireplace recess with feature wood burner and marble hearth.







#### **Breakfast Kitchen 15.19ft (4.63m) x 9.45ft (2.88m)**

UPVC double glazed window to the rear aspect, fitted with a matching range of wall and base units with work surface over, one and half bowl stainless steel sink and drainer with mixer tap over, tiled splash backs, Neff under counter oven, Neff electric hob with a pull out extractor hood and light over, recessed ceiling spotlights, space for an under counter fridge and dishwasher, ceramic tiled flooring, wall mounted Worcester combination boiler, feature brick surround dual aspect fireplace with multi fuel burner and stone hearth with wooden shelf over, archway leading through to:

#### **Dining Room 16.60ft (5.06m) x 11.45ft (3.49m)**

UPVC double glazed window to the front aspect, recessed ceiling spot lights, radiator, engineered wood flooring, feature dual aspect fireplace with brick surround and stone hearth with a multi fuel burner and wooden shelf over.

#### **Inner Hallway**

Heating thermostat, radiator, door to the under stairs cupboard and further storage under stairs, recessed ceiling spot lights, door to:

#### **Front Porch/Sun Room**

UPVC double glazed windows to the front and side aspect, UPVC double glazed door to the front garden, tiled flooring throughout.

#### **Bathroom**

UPVC obscure glazed windows x two to the rear aspect, recessed illuminated mirror with hidden storage, shelving and shaver point, tiled flooring, mains and independent electric heated towel rail, extractor fan, recessed ceiling spot lights, low level WC and wash hand basin with cupboard under and work top over, P-shaped bath with Mira mains shower and curved glass shower screen.

#### **Bedroom Two 11.87ft (3.62m) x 9.48ft (2.89m)**

UPVC double glazed window to the rear aspect, recessed ceiling spot lights, vertical radiator panel.

#### **Master Bedroom 11.97ft (3.65m) x 11.64ft (3.55m)**

UPVC double glazed window to the front aspect, recessed ceiling spot lights, vertical radiator panel, wall lights x two, alarm panel, archway to: Airing cupboard (housing shelving and cylinder radiator), door to:

#### **En-Suite Shower Room**

Heating fan, extractor fan, recessed ceiling spot lights, heated ladder towel rail (run off either the mains heating system or independently) Large corner shower with wall mounted shower and curved sliding screen, attractive ceramic tiled flooring, low level WC and wash hand basin in a vanity sink unit with an illuminated mirror over.

### **FIRST FLOOR**

#### **Landing**

Velux window with fitted blind to the rear aspect, recessed ceiling spot lights, doors to:

#### **Bedroom Three 16.40ft (5m) Max x 11.51ft (3.51m) Max**

UPVC double glazed windows to the front and rear aspects with far reaching views, wall lights x two, Air Con unit (hot and cold), feature sloped ceilings with exposed brick work, recessed ceiling spot lights, recessed storage cupboards and wardrobe with hanging rail.

#### **Bedroom Four 13.12ft (4m) Max x 11.51ft (3.51m) Max**

UPVC double glazed windows to the front and rear aspects with views, recessed storage cupboards and wardrobe with hanging rail, wall lights x two.

### **OUTSIDE**

#### **Front Garden**

The front garden offers a level lawn area with fenced surround, sensor lights, extensive driveway parking for three to four cars. Side gated to:

**Rear Garden** Enclosed by wood panel fencing, paved patio area, lawn with cherry tree, mature shrubs and planting, timber sheds x two (one with power and lighting), summer house, open wood store, outside lighting and external speaker. Paved pathway extends to the rear and side of the property with gated access to the driveway.



## Directions

From our John Goodwin office in the High Street head out onto Old Street, then take a left turn past the church into Minge Lane. Turn right into Rectory Road and Furlongs Road is the next left turning. The property can be found at the end of the cul-de-sac on the left hand side by one of our for sale boards.



## Services

We have been advised that mains gas, electricity, water and drainage 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 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

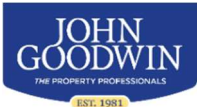
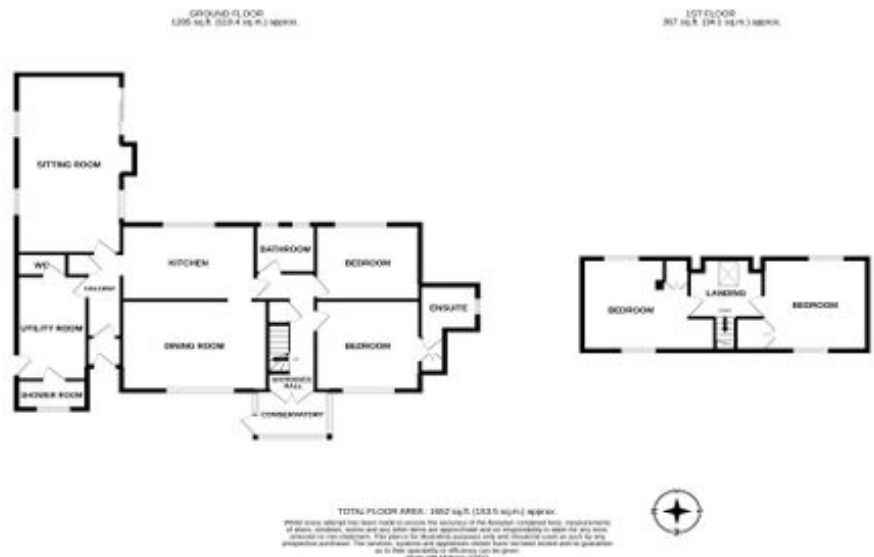
## Council Tax

COUNCIL TAX BAND "D"

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).



**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.