

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SUPERB OPPORTUNITY TO PURCHASE AN EXTENDED STYLISH AND CHARACTERFUL FOUR BEDROOM FAMILY HOME. THE PROPERTY BOASTS A BEAUTIFUL OPEN PLAN KITCHEN/DINING/FAMILY ROOM WITH INTEGRAL APPLIANCES AND PATIO DOORS TO THE LARGER THAN AVERAGE PRIVATE WEST FACING GARADEN. THE COSY SITTING ROOM OFFERS A FEATURE FIREPLACE AND BAY WINDOW. ON THE FIRST FLOOR ALL THE BEDROOMS ARE SERVICED BY THE SPACIOUS MODERN FITTED FAMILY BATHROOM WITH A SEPARATE SHOWER. FURTHER BENEFITS INCLUDE A UTILITY ROOM, CLOAKROOM, UPVC DOUBLE GLAZING, AN INTEGRAL GARAGE AND OFF ROAD PARKING. EPC C.

Gardens Walk – Guide Price £390,000

19 Gardens Walk, Upton upon Severn, Worcestershire, WR8 0LJ

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19 Gardens Walk

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 to include three supermarkets, a chemist, bakery, hardware store/toy shop, book shop alongside many cafes and restaurants, hairdressers and sub post office/newsagents. Upton has its own Doctors surgery with pharmacy and dentist. For sporting enthusiasts there is Upton Rugby club. For families with children Upton Primary School follows onto the sought after Hanley Castle High School. Open countryside 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 Paddington.

Property Description

19 Gardens Walk is a superb example of a beautifully maintained and extended 1930's four bedroom semi-detached house situated in an extremely convenient position within the picturesque town of Upton upon Severn and within level walking distance of all of its many facilities and the primary school for families with children.

Having been the subject of an extensive programme of improvement over recent years the property offers stylish and characterful living with original features such as feature fireplaces, doors and door furniture and picture rails. The property now boasts a fantastic open-plan kitchen/dining/living space with patio doors out onto the paved patio area and with the added bonus of integral appliances, alongside a separate cosy sitting room with a feature fireplace and bay window, a utility room and downstairs WC. Upstairs there is an added addition of a further bedroom alongside the three original bedrooms which are all serviced by the spacious family bathroom with a separate shower. A particular feature of this property is the larger than average westerly facing private rear garden, offering a delightful opportunity for any gardening enthusiast with its abundance of borders, plants and shrubs. A large paved patio seating area to entertain with family and friends or dine "Al Fresco" whilst watching the evening sun set adds to the appeal. Further benefits include UPVC double glazing, gas central heating and a integral garage.

The property is approached via a gravel driveway, offering off-road parking for a couple of vehicles, with a pathway leading to the attractive front door with open, brick built porch over to the UPVC double glazed door with decorative glazed panel insert leading to:

Entrance Hallway

Stone tiled flooring, radiator, ceiling light, picture rail, door to the storage cupboard with light and shelving. Stairs rising to the first floor, door to:

Sitting Room 12.53ft (3.82m) x 11.15ft (3.40m) max

UPVC double glazed feature bay window overlooking the front garden, cast iron feature fireplace with hearth insert, radiator and ceiling light.

Kitchen/Dining/Family Room 21.12ft (6.44m) x 17.02ft (5.19m)

Completed in 2018, this light and spacious room offers a superb social space overlooking the rear garden with recessed spotlighting throughout and stone tiled flooring. The kitchen comprises of a well fitted range of base and wall units, alongside drawers with soft closing throughout and attractive granite worktops over and matching upstands. Large Breakfast Bar with space for seating to one end. Under pelmet lighting compliments the scheme perfectly alongside a Rangemaster Professional + Cooker with a matching Rangemaster





extractor hood over, integrated Rangemaster dishwasher, Franke stainless steel 1 1/2 bowl sink with Franke mixer tap, space for larder style fridge-freezer. UPVC double glazed window overlooking the rear garden. UPVC double glazed French style doors opening onto the raised patio area, Velux skylight window above, feature alcove fireplace, radiators, door to:

Utility Room 17.12ft (5.22m) x 6.23ft (1.90m) max

Fitted with a range of base and wall units with stainless steel sink and mixer tap over. Space and plumbing for washing machine and tumble drier. Velux skylight window. Wall mounted Vaillant boiler. Loft access hatch. Radiator, stone tiled floor throughout. UPVC part glazed door opening to rear patio area. Door through to the garage. Door to:

WC

UPVC opaque double glazed window to the rear aspect. Low level WC and wash hand basin with cupboard unit under. Radiator and ceiling light.

First Floor

Landing

Loft access, ceiling light and radiator. Door to the airing cupboard with a radiator and wooden slatted shelving.

Bedroom One 10.82ft (3.30m) max x 12.86ft (3.92m)

UPVC double glazed feature bay window to the front aspect. Radiator, ceiling light and picture rail. Feature cast iron fireplace.

Bedroom Two 10.30ft (3.14m) max x 11.12ft (3.39m)

UPVC double glazed window to the rear aspect with views over the garden and beyond. Inset wardrobe with hanging rail and further cupboard over. Picture rail.

Bedroom Three 11.91ft (3.63m) x 6.56ft (2m)

Accessed via Bedroom Four and forming part of the extension, this room is to the front of the property with UPVC double glazed window to the front aspect, radiator and ceiling light.

Bedroom Four/Study 7.77ft (2.37m) x 6.04ft (1.84m)

This room offers a flexibility of uses, with access to Bedroom Three. UPVC double glazed window to the front aspect, radiator and ceiling light.

Bathroom 12.96ft (3.95m) x 5.97ft (1.82m)

A well fitted and laid out spacious bathroom with a newly fitted low level WC, panelled bath and wash hand basin with built-in cupboard under and mirror and light fitting over, corner shower with curved glass screen, wall mounted new MIRA shower and glass corner shelving. Extractor fan and Karndean flooring.

Outside

Front Garden

Lawned area with borders, plants and shrubs, tarmac driveway leading to the garage and front entrance canopy porch.

Rear Garden

The rear of the property offers a superb, larger than average westerly facing garden. Paved patio area extending out across the width of the rear of the house, providing a sunny seating area. Double external power point, outside tap and lighting. Steps lead down the the remainder of the garden which is mainly laid to lawn, with established hedging and attractive planting throughout. Vegetable garden area alongside playing area and garden shed.

Garage

Up and over door to the front aspect, light, power, range of wall cupboards for storage and electric fuse box.

Directions

From the John Goodwin office in the High Street, turn right and then take the 2nd right into Dunns Lane. Then take the first right into Severn Drive and then the first left into Gardens Walk. Follow the road around the bend, continue along and the property will be found after a short while on the right hand side 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 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 "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 (71)



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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.
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