

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED THREE BEDROOM SEMI DETACHED MODERN FAMILY HOME LOCATED IN A CUL-DE-SAC IN A SOUGHT AFTER AREA ON THE OUTSKIRTS OF UPTON UPON SEVERN. A MODERN FITTED KITCHEN/DINER WITH SPACES FOR ELECTRICAL APPLIANCES AND PATIO DOORS, A GOOD SIZED LOUNGE, THREE BEDROOMS AND A FAMILY BATHROOM ALL ADD TO THE APPEAL. THE PRIVATE LANDSCAPED REAR GARDEN HAS ACCESS TO THE GARAGE AND DRIVEWAY WITH OFF ROAD PARKING FOR TWO CARS. EPC C.

14 Oakland Close – Offers In The Region Of £290,000

14 Oakland Close, Upton Upon Severn, Worcestershire, WR8 0ES



14 Oakland 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 offers a good variety of pubs, restaurants cafes and shops to include three supermarkets, a bakery, hairdressers, chemist, newsagents/sub post office, a library, hardware store to name but a few. There is a doctors surgery with pharmacy and dentist. For families with children there is Upton Primary School which follows onto the popular 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 Paddington.

Property Description

This three bedroom modern family home is located in a cul-de-sac in a sought after area on the outskirts of Upton. The property offers a good sized lounge which flows into the modern fitted kitchen/dining room which has plenty of spaces for electrical appliances and room for a dining table which takes in the views over the rear garden through the patio doors. On the first floor the master bedroom and second bedroom have built in wardrobes and all three bedrooms are serviced by the modern fitted family bathroom.

Outside is a particular feature of this property with its private landscaped garden with a spacious patio area for entertaining. Further benefits include a cloakroom, UPVC double glazing, gas central heating, a garage and off road parking for two cars.

Entrance Hallway

UPVC obscure double glazed door to the front aspect, laminate wood flooring, radiator, ceiling light, power points, coat hooks, stairs to the first floor, door to the lounge, door to:

Cloakroom

UPVC obscure glazed window to the front aspect, fitted with a white suite comprising of a low level WC and wash hand basin with a tiled splash back, inset ceiling spot lights, tiled flooring, chrome heated towel rail, electric fuse box, coat hooks.

Lounge

UPVC double glazed window to the front aspect, radiator, power points, TV point, ceiling light, laminate wood flooring, door to:

Kitchen/Dining Room

UPVC double glazed window to the rear aspect, UPVC double glazed French style patio doors to the rear garden. Fitted with a matching range of wall and base units with work surface over, one and a half bowl sink and drainer with a mixer tap over, space for an electric or gas cooker with a extractor fan over, TV point, power points, tiled flooring, part tiled splash





backs, ceiling lights x two, space and plumbing for a washing machine, tumble dryer and dishwasher, space for a fridge/freezer, space for a dining table.

FIRST FLOOR

Landing

Loft access (part boarded with lighting), door to the airing cupboard (housing wooden slatted shelving and the Worcester Bosch combination boiler), ceiling light, power point, doors to:

Master Bedroom

UPVC double glazed window to the rear aspect, radiator, power points, ceiling light, TV point, built in double wardrobes.

Bedroom Two

UPVC double glazed window to the front aspect, radiator, ceiling light, power points, built in wardrobe.

Bedroom Three

UPVC double glazed window to the rear aspect, radiator, ceiling light, power points.

Bathroom

UPVC obscure double glazed window to the front aspect, fitted with a white suite comprising of a low level WC and wash hand basin in a vanity unit with storage cupboards under, panelled bath with a mains shower and glass shower screen over, tiled flooring, fully tiled walls, chrome heated towel rail, inset ceiling spot lights.

OUTSIDE

Front Garden

Paved path to the front entrance with a seating area, gravel area, tarmac drive leading to:

Garage

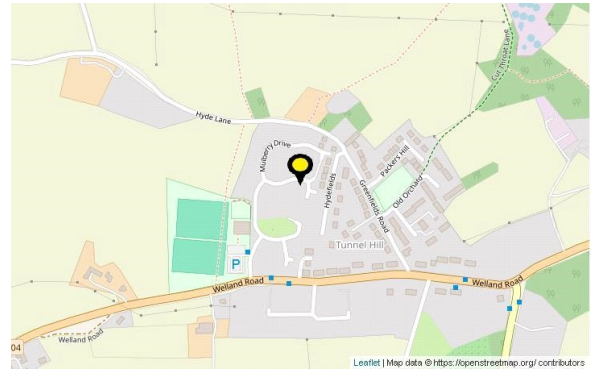
Up and over door to the front aspect, power and lighting, overhead storage, wooden door to the rear garden.

Rear Garden

Good sized private garden with a feature raised sleepers with shrubs, lawned area, paved patio area for entertaining, enclosed by wood panel fencing, access to the garage.

Directions

From the John Goodwin office in the High Street, go out onto Old Street and up Tunnel Hill past the Doctors surgery. Take the third turning on the right hand side into Milestone Road. At the junction take the left turning into Mulberry Drive, then take the next right hand turning into Oakland Close. Follow the road round down and the property can be found by our for sale board on the left hand side.



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 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

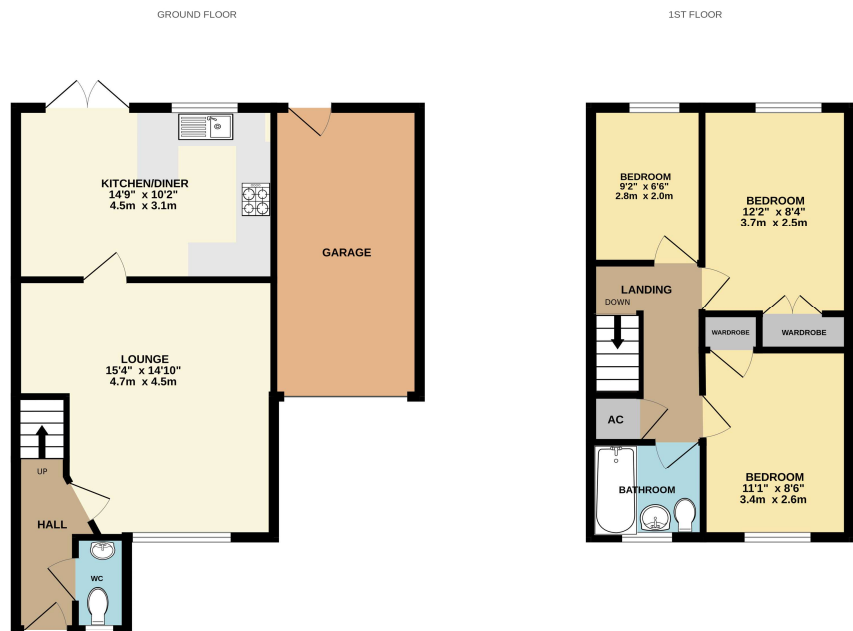
Council Tax

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.



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. Made with Memphis ©2024

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.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Upton Office
01684 593125
9 High Street, WR8 0HJ