

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**THIS INDIVIDUALLY DESIGNED FOUR BEDROOM DETACHED FAMILY HOME IS SITUATED IN A QUIET CUL-DE-SAC LOCATION ON THE OUTSKIRTS OF THE POPULAR RIVERSIDE TOWN OF UPTON UPON SEVERN. THE PROPERTY HAS BEEN WELL THOUGHT OUT WITH WELL PROPORTIONED ROOMS WHICH EXTEND OVER 1,200 SQFT. MODERN FITTED OPEN PLAN KITCHEN DINER WITH INTEGRAL APPLIANCES, A SEPARATE UTILITY ROOM, CLOAKROOM, STUDY AND LOUNGE WITH PATIO DOORS TO THE PRIVATE REAR GARDEN. MASTER BEDROOM WITH AN EN-SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS WHICH ARE SERVICED BY THE FAMILY BATHROOM. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, A GARAGE AND OFF ROAD PARKING. EPC B.**

## Puzzle Cottage – Guide Price £450,000

4 Beckford Grove, Upton Upon Severn, Worcestershire, WR8 0TD

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# Puzzle Cottage

## Location & Description

Situated on the outskirts of the popular riverside town of Upton upon Severn that offers a wide range of amenities including a doctors surgery with pharmacy and dentist, Co-op, Warners and Spar supermarkets, a bakery, hardware store, hairdressers, restaurants and cafes, pubs and community facilities to include a library and Rugby club. Educational facilities are well catered for at primary and secondary levels in both the public and private sectors. Open countryside adds to the appeal.

Further and more extensive facilities are available in the neighbouring towns of Tewkesbury and Great Malvern as well as the city of Worcester. Transport communications are excellent with mainline railway stations in Malvern, Pershore and Worcester offering direct links to Birmingham, London, Hereford and South Wales. The M50/M5 interchange just outside of Upton brings The Midlands, South West and South Wales into an easy commute.

## Property Description

Puzzle Cottage is a superbly built family home with an individual design. Considerable thought and planning has gone into the creation of this fine family home and as one would expect there is a range of modern fixtures including double glazing, gas central heating and quality bathrooms and a modern fitted kitchen/diner.

The property is approached over a shared gravel road from where the private driveway allows off road parking to the side of the house for two cars and access to the garage. A paved pedestrian path leads past the lawn and planted front garden to the entrance door which is set under a pitched tiled sloped roofed storm porch with wooden supports and security lighting.

UPVC double glazed door to the front aspect to:

### Entrance Hall

Stairs rise to the first floor with a useful storage cupboard under. Ceiling light, power points and radiator. Doors to:

### Sitting Room 3.20m (10ft 4in) x 4.96m (16ft)

French style double glazed doors to garden. Ceiling light, radiator, power points and TV point.

### Study 1.86m (6ft) x 2.61m (8ft 5in)

Double glazed window to the front aspect. Ceiling light, power points and radiator.

### Kitchen/Dining Room 6.92m (22ft 4in) x 3.30m (10ft 8in) Maximum 9,9 Minimum

Dual aspect double glazed windows to the front and rear aspects. Shaker style cream drawer and cupboard base units with worktop over and matching wall units. One and half bowl ceramic white sink with a stainless steel mixer tap over. Integrated gas hob, electric double oven and a stainless steel extractor hood over. Integrated dishwasher and fridge/freezer. Tiled splashbacks and flooring in the kitchen area. Radiator, ceiling lights and power points. Door to:





#### **Utility Room 2.09m (6ft 9in) x 2.89m (9ft 4in)**

Matching cream shaker style wall and base units with a worktop over. Stainless steel sink unit with a stainless steel mixer tap over. Space and plumbing for a washing machine and tumble dryer. Cupboard housing a wall mounted boiler. Tiled flooring and power points. Double glazed door to garden. Door to:

#### **Cloakroom**

White suite comprising of a low level WC and wash hand basin. Tiled flooring and splashbacks. Ceiling light, chrome heated towel rail, full height double storage cupboard and extractor fan.

#### **Landing**

Door to the useful storage cupboard housing (hanging rail and shelving). Radiator, ceiling light, power points, loft access point. Doors to:



#### **Master Bedroom 4.03m (13ft) x 3.02m (9ft 9in)**

Double glazed window to the rear aspect with a view over open countryside. Ceiling light, radiator and power points. Door to:

#### **En-suite**

White suite comprising of a low level WC, Vanity wash hand basin, shower enclosure with dual head shower over. Double glazed obscure window to the rear aspect, tiled splashbacks and flooring. Ceiling light and extractor fan. Chrome heated towel rail.

#### **Bedroom 2 4.88m (15ft 9in) x 2.79m (9ft) Maximum**

Two double glazed windows to the front aspect. Ceiling light, power points and Radiator.

#### **Bedroom 3 3.02m (9ft 9in) Maximum x 3.46m (11ft 2in)**

Double glazed window to the front aspect, ceiling light, power points and radiator.

#### **Bedroom 4 3.82m (12ft 4in) x 2.17m (7ft)**

Double glazed window to the rear aspect with a view over open countryside. Ceiling light, power points and radiator.

#### **Bathroom**

Double obscure glazed window to the rear aspect. Fitted with a white suite comprising of a low level WC, Vanity wash hand basin with a mirrored cabinet over, panelled bath with a shower and glass shower screen over. Chrome heated towel rail, tiled splashbacks and flooring. Ceiling light and extractor fan.

#### **Outside**

#### **Front Garden**

Paved path to the front door with security light. Lawned area with borders, plants and shrubs. Wooden side gate to the rear garden. Gravel driveway with parking for two cars leading to:

#### **Garage 5.58m (18ft) x 3.02m (9ft 9in) Minimum**

Up and over door to the front aspect, lighting and power.

#### **Rear Garden**

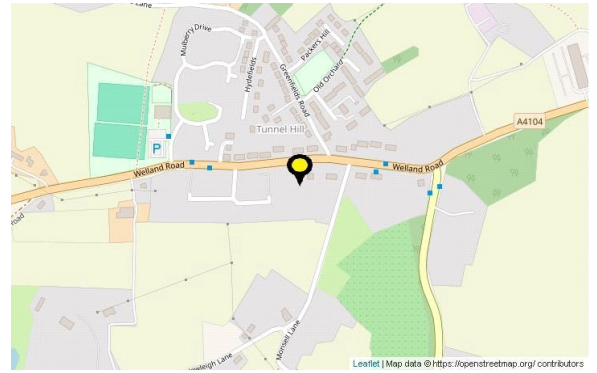
Private garden with a paved patio area and a canopy porch over. Lawned area with gravel borders. Wood panel fencing surrounds.





## Directions

From Upton upon Severn take the A4104 towards Welland. After passing the rugby ground and then the Doctors surgery follow the road uphill and after the left hand turning signed B4211 the site can be found on the left hand side of the road as indicated by the agents for sale board.



## 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 purchases/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.

## EPC

The EPC rating for this property is B.



**Upton Office**  
**01684 593125**  
**9, High Street, WR8 0HJ**  
**upton@johngoodwin.co.uk**

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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.
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