

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A TRADITIONAL SEMI-DETACHED HOUSE SITUATED ONLY A FEW MINUTES WALK FROM UPTON TOWN CENTRE CURRENTLY COMPRISING ENTRANCE HALL, LOUNGE, LARGE KITCHEN/DINING ROOM, STUDY, UTILITY ROOM WITH CLOAKROOM AND SHOWER/WC, THREE BEDROOMS, FAMILY SHOWER ROOM, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, PRIVATE DRIVEWAY AND MATURE GARDEN. EPC RATING "D".**

## Hillsfield - Guide Price £295,000

School Lane, Upton upon Severn, Worcester, WR8 0LH

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# 10 Hillsfield

## Location & Description

The property enjoys a very convenient location only a few minutes walk from the centre of the well served riverside town of Upton Upon Severn where there is a comprehensive range of amenities including shops and supermarkets, a sub-Post Office, several pubs, a large medical centre, library and primary school with secondary schooling at nearby Hanley Castle.

The town has its own marina and riverside frontage onto the Severn. It is well known for its summer music festivals. The area is also renowned for its unspoilt countryside and in particular the nearby Malvern Hills and Cotswolds.

Transport communications are excellent. Only approximately three miles away is a direct connection to the M50 and M5 motorways and the larger towns of Worcester (eleven miles), Cheltenham and Gloucester (fifteen miles), Tewkesbury (seven miles) and Malvern (eight miles) are all within easy commuting distance. There are main line railway stations at all of these centres.

## Property Description

10 Hillsfield is a traditional two storey semi-detached house which has been the subject of alteration and improvement over the years. On the ground floor an entrance hall leads to a lounge, a large well equipped kitchen/dining room, study and utility room alongside which is a shower/cloakroom with WC. On the first floor there are three bedrooms and a second shower room. The property is offered with gas fired central heating and double glazing.

Outside there are mature gardens to both the front and rear of the house as well as a private driveway capable of accommodating at least one vehicle.

## Ground Floor

### Entrance Hall

Double glazed front door, radiator and Travertine limestone tiled floor. Stairs to first floor.

### Lounge 5.42m (17ft 6in) x 3.51m (11ft 4in)

Stone fireplace with raised hearth, coving to ceiling, radiator, double glazed windows to front aspect and double glazed patio doors leading to rear garden.

### Kitchen/Dining Room 5.35m (17ft 3in) x 4.34m (14ft) (maximum)

Range of Shaker style floor and eye level cupboards with integrated drawers, one and a half bowl stainless steel sink with mixer tap and extensive work surfaces with tiled surrounds. Integrated **DISHWASHER**, electric fan assisted **DOUBLE OVEN**, four ring gas **HOB**, **FRIDGE** and stainless steel extractor hood. Double glazed windows to front and rear aspects, ceiling downlighting, understairs cupboard with shelving, radiator, Travertine limestone tiled flooring. Doors leading to Utility Room (described later) and to





**Study 2.89m (9ft 4in) x 2.30m (7ft 5in) (maximum)**

Fireplace with stone hearth, timber mantel, log burner and brick log store to one side. Radiator, fitted shelving, double glazed window to front aspect.

**Utility Room 2.87m (9ft 3in) x 1.86m (6ft) (maximum)**

Floor and eye level units with work surfaces, integrated single drainer stainless steel sink, plumbing for washing machine (there is a washing machine in place which could be acquired by separate negotiation), double glazed window. The utility room is open plan to

**Rear Lobby**

Radiator, coat hooks and double glazed door leading to rear garden.

**Shower Room**

Shower cubicle, close coupled WC, radiator, wash basin with mirrored cabinet and double glazed window.

**First Floor**

**Landing**

Large built-in airing cupboard with slatted shelving. Access to roof space and recess with double glazed window to rear aspect.

**Bedroom 1 3.64m (11ft 9in) x 3.15m (10ft 2in)**

Fitted wardrobe with hanging rails and extensive shelving. Radiator, double glazed window to front aspect. Further recess with hanging rail and shelving.

**Bedroom 2 3.56m (11ft 6in) x 2.82m (9ft 1in) (minimum)**

Radiator, double glazed window to front aspect. Recess with hanging rail and storage above.

**Bedroom 3 2.56m (8ft 3in) x 2.53m (8ft 2in)**

Radiator, double glazed window to rear aspect. Recess housing the gas fired central heating boiler.

**Shower Room 2.42m (7ft 10in) x 1.65m (5ft 4in)**

Large double shower cubicle, close coupled WC with integrated cistern and wash basin alongside with work surface above and cupboards below. Fitted wall mirror, heated towel rail, mirrored cabinet and shaver socket.

**Outside**

The property is approached over a tarmac driveway which can accommodate at least one car. A gated path leads directly to the front entrance of the property. The front garden itself is mainly laid to lawn with mature shrub borders. A gated side access leads into the fenced and enclosed rear garden which is laid to lawn with a paved patio and a number of well established trees and shrubs. There is also a **GREENHOUSE** and garden **STORE** of timber construction.



## Directions

From the agent's offices proceed south along Old Street towards Welland and Gloucester. Follow this route past the church on your left hand side and past the rugby ground on your right. Immediately after these take the next turn left into Minge Lane. After several hundred yards take the next left into School Lane where the property will be seen on the right hand side after a short distance.



## 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 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

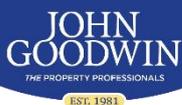
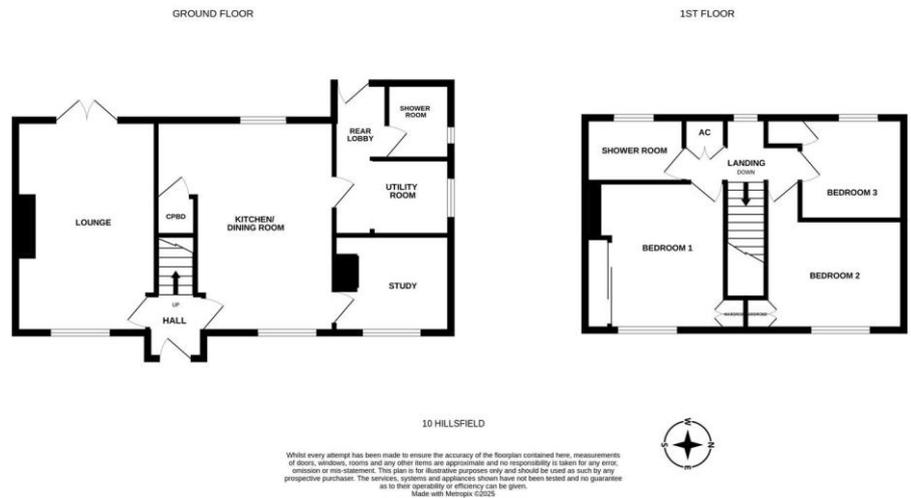
## Council Tax

COUNCIL TAX BAND "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 D (63).



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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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