

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS WELL PRESENTED FOUR BEDROOM DETACHED BUNGALOW OFFERS SPACIOUS AND VERSATILE LIVING ACCOMMODATION IN A SOUGHT AFTER AND DESIRABLE SMALL RESIDENTIAL AREA ON THE OUTSKIRTS OF UPTON UPON SEVERN. THE PROPERTY OFFERS A MODERN FITTED KITCHEN AND A SEPARATE UTILITY ROOM. THERE IS A SPACIOUS SITTING ROOM WITH A FEATURE FIREPLACE AND PATIO DOORS OUT TO THE REAR SOUTH FACING LANDSCAPED GARDEN. THE MASTER BEDROOM BENEFITS FROM BUILT IN WARDROBES, A FEATURE BAY WINDOW AND A MODERN FITTED EN-SUITE SHOWER ROOM. FURTHER BENEFITS INCLUDE A MODERN FITTED FAMILY BATHROOM, A GARAGE AND OFF ROAD PARKING FOR FOUR CARS, UPVC DOUBLE GLAZING AND LPG GAS CENTRAL HEATING. NO ONWARD CHAIN. EPC E.

24A The Beeches – Guide Price £440,000

24A, The Beeches, Holly Green, Upton Upon Severn, Worcestershire, WR8 0QF



24A The Beeches

Location & Description

Upton-upon-Severn is an historic picturesque 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, pubs, cafes and restaurants, a bakery, Boots the chemist, a hardware store, florists, hairdressers, newsagents/post office to name but a few. There is a rugby club, a library and a Doctors surgery with pharmacy and dentist. For families with children there is Upton Primary Schools which 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 for the commuter.

Property Description

This well presented four bedroom detached bungalow has been well maintained over the years to provide spacious and versatile accommodation for the growing family/retired or professional couple. This family home offers a modern fitted kitchen with a waist high Stoves integral double oven and a separate utility room. There is a spacious and bright sitting room to the rear with a feature fireplace and patio doors out onto the rear garden adding to the appeal. The good sized master bedroom offers a feature bay window, built in wardrobes and has the added bonus of a modern fitted En-Suite shower room. Bedrooms two and three are both doubles and the fourth bedroom is a single and all are serviced by the modern fitted family bathroom. There is further opportunity to update or extend subject to planning for those that wish to do so.

Outside is a lovely private landscaped south facing garden with a paved patio area for entertaining with family and friends, a lawned area with borders and mature plants and shrubs. The garden has a wooden shed and is enclosed with wood panel fencing. There is a side UPVC obscure double glazed door giving access to the front driveway with parking for two cars. The garage can be accessed from the garden or by going through the side wooden gated access onto the driveway with two parking spaces.

Further benefits include UPVC double glazing, LPG central heating, parking for two cars to the front of the property and no onward chain.

Entrance Hallway

UPVC obscure double glazed door to the front aspect, UPVC obscure double glazed side panel to the front aspect, ceiling lights x three, radiators x three, power points, smoke alarm, access to the loft (pull down ladder and part boarded), door to the airing cupboard (housing wooden slatted shelving), door to:

Kitchen/Breakfast

UPVC double glazed window to the front aspect, wooden double glazed door to the side aspect, fitted with a matching range of wood





wall and base units, and a breakfast bar with work surface over, wine rack, stainless steel one and a half bowl and drainer with a stainless steel mixer tap over, integral Stoves waist high double oven, gas hob with a stainless steel extractor fan over, wine rack, Worcester combination boiler (concealed in a wall cupboard), space and plumbing for a washing machine, space for a fridge/freezer, radiator, power points, inset ceiling spot lights, part tiled splash backs, wood flooring.

Utility Room

UPVC obscure double glazed window to the front aspect, space and plumbing for a washing machine with work surface over, power points, ceiling light.

Sitting Room

UPVC double glazed patio sliding doors to the side aspect, UPVC double glazed window to the rear aspect, feature fireplace with a mantle and hearth and coal effect electric fire, power points, radiators x two, ceiling lights x two, wall lights x two, TV point.

Dining Room/Bedroom Four

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

Master Bedroom

UPVC double glazed feature bay window to the side aspect, radiators x two, ceiling light, power points, built in triple wardrobe, door to:

En-Suite Shower Room

UPVC obscure double glazed window to the front aspect, white suite comprising of a low level WC and wash hand basin with a vanity sink units and storage cupboards under and mirror over, corner shower cubicle with a mains shower and glass sliding doors, part tiled walls, extractor fan, chrome heated towel rail, wood flooring, ceiling light.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

UPVC obscure double glazed window to the front aspect, fitted with a matching white three piece suite comprising of a panelled bath with a mains shower and a glass shower screen over, a low level WC and wash hand basin with a shelf and mirror over, part tiled walls, ceiling light, chrome heated towel rail, extractor fan, wood flooring.

Outside

Front Garden

Brick paved driveway with parking for two cars, lawned areas x two with borders plants and shrubs, side gated access to:

Rear Garden

Private south facing rear garden with a paved patio area for entertaining, low brick wall and step onto the lawned area with borders, plants and shrubs, wooden gate and access to the side driveway, wooden door to the garage, concealed LPG tank, wooden garden shed, access to the side with a UPVC double obscure glazed door, wooden fence panels surround.

Garage

Up and over door to the front aspect, power and lighting, UPVC double glazed window to the front aspect, wooden door to the rear garden. Tarmac driveway to the front of the garage with off road parking for two cars.

Directions

From the John Goodwin office in the High Street head towards the roundabout and take the second turning and go over the bridge. Follow this road up the hill and take the first turning on the right hand side into Ryall Road, then take the first turning on the right hand side into The Beeches. Take the first turning on the righthand side and the property can be found on the corner of the first turning to the right.



Services

We have been advised that mains water and electric 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

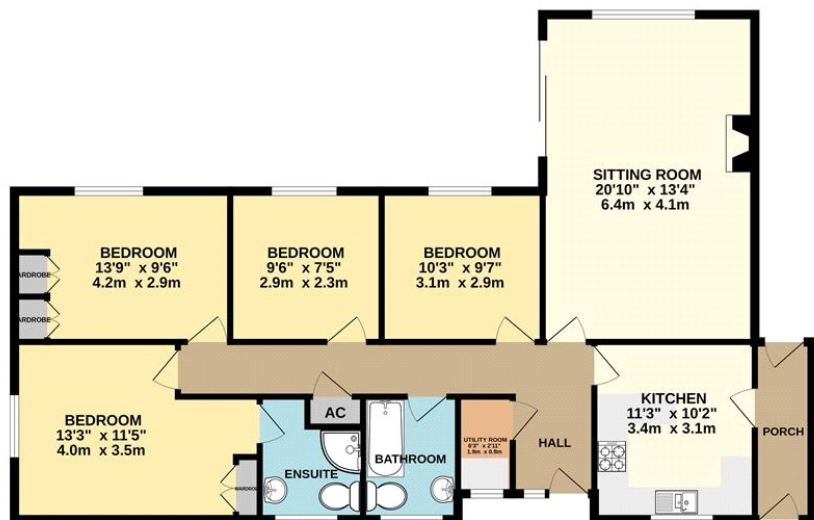
COUNCIL TAX BAND "D"

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 E.

GROUND FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

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 Metagor (12/20)

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

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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.