

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THREE BEDROOM SEMI-DETACHED CHARACTER COTTAGE LOCATED IN TOWN WITH A GARAGE AND LARGE GATED GARDEN WITH PARKING AND A WORKSHOP. THE PROPERTY OOZES CHARACTER FEATURES TO INCLUDE EXPOSED BEAMS THROUGHOUT, FEATURE FIREPLACES, SASH WINDOWS AND ORIGINAL WOODEN DOORS. THERE IS A GOOD SIZED FITTED KITCHEN/BREAKFAST ROOM, A SITTING ROOM AND SEPARATE DINING ROOM WITH FEATURE FIREPLACES, THREE DOUBLE BEDROOMS, A FAMILY BATHROOM WITH A SEPARATE SHOWER AND A SEPARATE CLOAKROOM. FURTHER BENEFITS INCLUDE GAS CENTRAL HEATING AND POTENTIAL TO UPDATE. NO ONWARD CHAIN. EPC E.

12 Backfields – Guide Price £340,000

12, Backfields, Upton Upon Severn, Worcestershire, WR8 0JH

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12 Backfields

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, supermarkets, pubs and restaurants, a bakery, hardware store, florist, hairdressers, a bookshop to name but a few. There is a rugby club and Doctors surgery with a pharmacy and dentist. For families with children there is Upton Primary School which follows onto the sought after 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 for the commuter with direct trains to London Paddington.

Property Description

This three bedroom character cottage is located on a lane in the heart of town. It oozes character features throughout with exposed beams, feature fireplaces, sash windows and original wooden doors. The fitted kitchen/breakfast room is a good sized and offers plenty of room for a dining table. The sitting room and separate dining room both have feature fireplaces. On the first floor all the bedrooms are a double size and are serviced by the family bathroom with a separate shower. There is also a cloakroom and spacious landing area with an airing cupboard housing the combination gas boiler.

Outside is a particular feature of this property with a large south/westerly facing gated garden opposite the property. It is enclosed by hedgerow and wood panel fencing and is mainly lawned with borders, plants and shrubs. There are paved slabs allowing for parking for several cars alongside a workshop with power and lighting, a brick outbuilding and garage adding to the appeal.

The entrance to the property is found through the wooden gate at the side of the property where there is a wooden stable entrance door, water tap and security lighting.

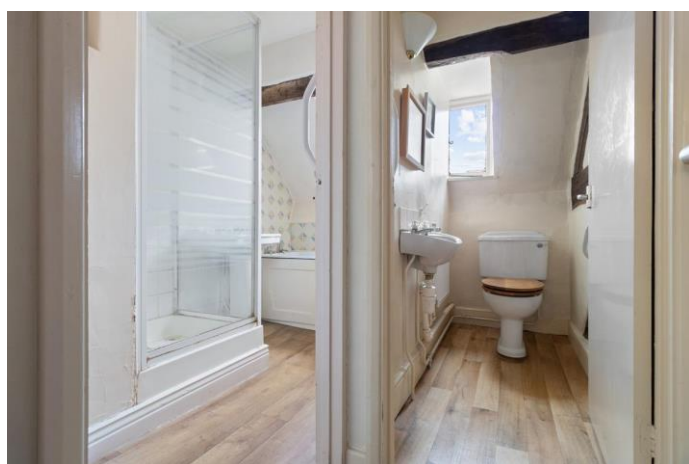
Kitchen/Breakfast

Spacious room with a exposed beam and opening for an electric fireplace, wooden single glazed windows x three to the side aspect, fitted with matching wall and base cupboards with work surface over, stainless steel double bowl and drainer with a stainless steel mixer tap over, integral oven with an electric hob over, part tiled splash backs, space and plumbing for a washing machine and dishwasher, space for an upright fridge/freezer, space for an island or dining table, power points, radiator, inset ceiling spot lights, stairs to the first floor with under stairs storage space, wooden glazed door with steps down to the sitting room, wooden door to:

Dining Room

Wooden double glazed window to the front aspect, radiator, ceiling light, power points, exposed beams, feature brick fireplace, door to:





Sitting Room

Wooden double glazed windows x two to the front aspect, TV point, power points, wall lights x three, radiator, exposed beam, feature open working fireplace with a brick surround and slate hearth.

First Floor

Landing

Velux wooden double windows to the side aspect x two, exposed ceiling and wall beams, ceiling light, wall light, radiator, power point, loft access, door to the airing cupboard (housing the Ideal combination gas boiler), doors to:

Master Bedroom

Spacious dual aspect room with a wooden single glazed window to the side aspect, Velux wooden double glazed windows x two to the side aspect, exposed ceiling and wall beams, power points, ceiling lights x two, radiator.

Bedroom Two

Feature wooden single glazed Sash window to the front aspect, wall lights x 3, exposed ceiling and wall beams, radiator, power points.

Bedroom Three

Feature wooden single glazed Sash window to the front aspect, exposed ceiling and wall beams, loft access, radiator, power points, wall light.

Bathroom

Wooden single glazed window to the side aspect, fitted with a two piece white suite comprising of a panelled bath and wash hand basin with a mirror with light and shaver point over, shower cubicle with a mains shower and glass shower door, exposed beam, radiator, ceiling light, part tiled walls, vinyl flooring.

Cloakroom

Wooden single glazed window to the side aspect, fitted with a white suite comprising of a low level WC and a wash hand basin with tiled splash back, exposed wall and ceiling beams, vinyl flooring, wall light, radiator.

Outside

Front

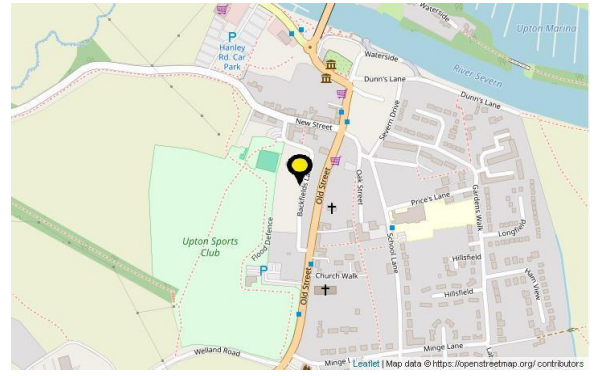
The property is accessed via a wooden gate to a brick paved path to the wooden stable door. There is a security light and water tap to the side of the entrance door.

Garden

The garden can be found across the lane opposite the cottage. Access to the garden is through a wooden five bar gate. There are paved patio slabs allowing for parking for two cars. The garden is south/westerly facing and is planted with mature plants and shrubs and is surround by hedgerow and wood panel fencing. There is a useful workshop with power and lighting and a further brick build outbuilding. By the five bar gate there is access to the garage with an up and over door from the lane.

Directions

From the John Goodwin office in the High Street, take the first turning on the right hand side into New Street. Then take the first turning on the left hand side into Backfields Lane, continue round to the left and the property can be found on the left 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 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

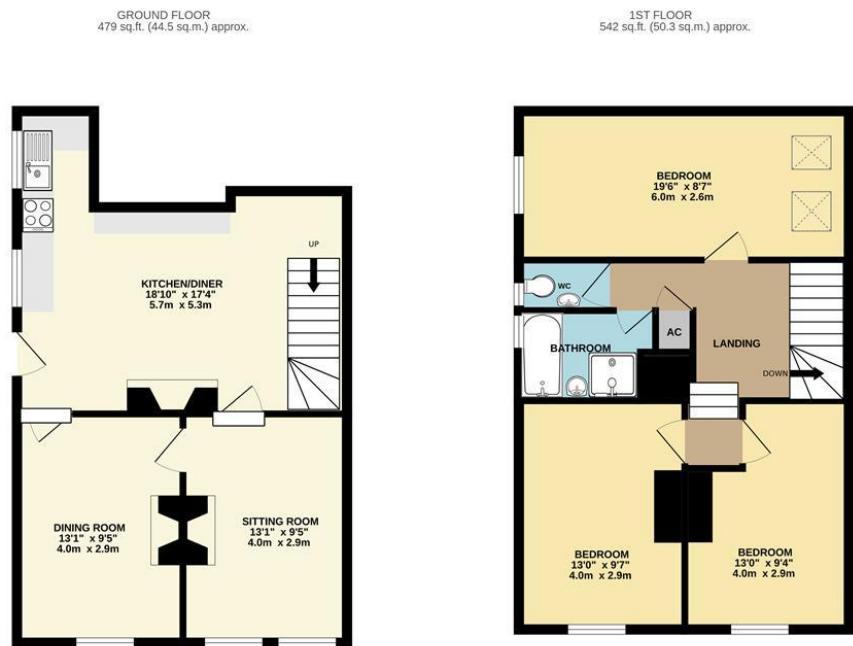
Council Tax

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 E .



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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 floorplan creator



Upton Office
01684 593125
9 High Street, WR8 0HJ

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.

