

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SUPERBLY PRESENTED AND WELL MAINTAINED TWO/THREE BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET AND TUCKED AWAY POSITION IN THE EVER POPULAR DEVELOPMENT OF THE BEECHES IN RYALL, COMPRISING OF SPACIOUS SITTING ROOM, DINING ROOM/BEDROOM 3, MODERN AND WELL FITTED KITCHEN, TWO FURTHER DOUBLE BEDROOMS, BATHROOM AND DETACHED GARAGE, AMPLE DRIVEWAY PARKING, LANDSCAPED FRONT AND REAR GARDENS. THE PROPERTY BENEFITS FROM OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING E48**

## 116 The Beeches - £289,950 Guide Price

116 The Beeches, Ryall, Upton upon Severn, Worcestershire, WR8 0QQ

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# 116 The Beeches

## 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 is 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 both Worcester and Malvern.

## Property Description

This is a superb opportunity to acquire an extremely well presented and maintained detached bungalow, enjoying a quiet, tucked away location in the popular Beeches development at Ryall and within easy reach of the town centre of Upton upon Severn and its many amenities.

The detached bungalow comprises in brief; entrance porch/hallway, spacious and light sitting room, bedroom 3/dining room, well fitted and modern kitchen with integrated appliances, two further double bedrooms, and a bathroom. The rear of the property offers a beautifully landscaped and easy to maintain larger than average level garden with a range of specimen plants and trees, with the benefit of a detached garage and ample driveway parking. To the front of the property is a neat front garden. The property is double glazed and has oil fired central heating.

## Entrance Hall/Porch

Attractive hardwood partially glazed front door with UPVC double glazed window overlooking the front garden. Laminate flooring, radiator, ceiling light and coving. Sliding Aluminum double glazed doors leading through to the:-

## Sitting Room 19.06ft (5.81m) max x 13.55ft (4.13m) max

An extremely spacious and light room with large UPVC double glazed window overlooking the front of the property. Further small feature window to the side.

With generous proportions, this room offers a feature fireplace with coal effect electric fire, coving, radiators, wall lights and ceiling lights. Laminate polished wood effect flooring.

Door through to Inner Hallway

## Inner Hallway

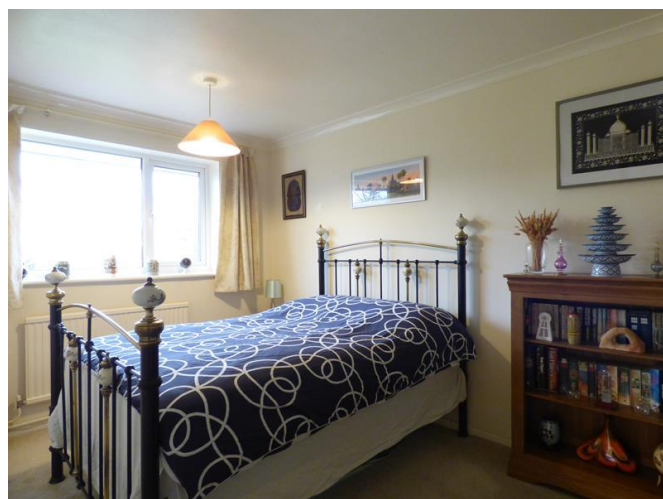
With doors accessing all further rooms. Storage cupboard with shelving. Coving and ceiling lights. Loft hatch accessing loft space with boarding and light.

## Bedroom One 12.96ft (3.95m) x 10.40ft (3.17m)

With UPVC double glazed window overlooking the front of the property. Ceiling light, coving and radiator.

## Bedroom Two 12.50ft (3.81m) max x 10.36ft (3.16m) max

With UPVC double glazed window overlooking the rear gardens. Coving, ceiling light and radiator.







### **Bedroom Three/Dining Room 7.87ft (2.40m) x 8.53ft (2.60m)**

With UPVC double glazed door to the rear and window, Laminate flooring. Radiator, ceiling light and coving.

### **Bathroom**

Low level WC, wash hand basin and bath. Wall mounted electric shower over with folding glass screen. Mirror fronted cabinet above sink. Tiled flooring. Opaque double glazed window to rear. Part tiled surround. Ceiling light and coving.



### **Kitchen 11.71ft (3.57m) max x 9.84ft (3m) max**

A well fitted and modern kitchen with a range of base, wall and drawer units. INDESIT integrated single oven with hob over. Stainless steel extractor hood over. Under counter INDESIT fridge and INDESIT integrated washer/drier. Tiled splashback. Radiator, coving and recessed ceiling spotlights. Laminate flooring. UPVC double glazed windows to both the rear and the side of the property. UPVC double glazed rear door accessing the side/driveway area with outside light on the exterior wall. Grant oil fired boiler.



### **Rear Garden**

The rear garden has been beautifully landscaped and maintained by the current owner and offers a private, level garden with various areas in which to enjoy the many planted specimen trees and shrubs, such as magnolia, crab apple, plum, lilac, buddleia and bamboo. The space is easily maintained with ornamental chippings, decking, solar lighting and block paved pathways interspersing the lawn areas. Ornamental wooden swing seat. Outside tap. Oil tank discreetly positioned behind the garage.

### **Garage 20.14ft (6.14m) x 10.00ft (3.05m)**

With metal up and over door. Light and power. Wooden work bench. Door leading from rear garden.

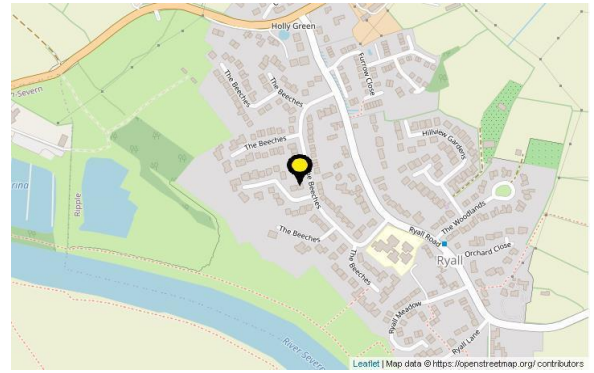
### **Front Garden**

The property is approached via the block paved driveway and pathway with ornamental edging and planted beds and lawn area. Wooden gated driveway. Ornamental lantern light beside the front door.



## Directions

From Upton upon Severn, proceed over the river bridge and take the right hand turn to Ryall. Take the first turning right into The Beeches, then the third turning right into a cul de sac. Follow the road around and the property is located on the right hand side.



## Services

We have been advised that mains drainage, water and electricity services are connected to the property. The central heating system works via an oil fired system. 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.

## 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.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

## Council Tax

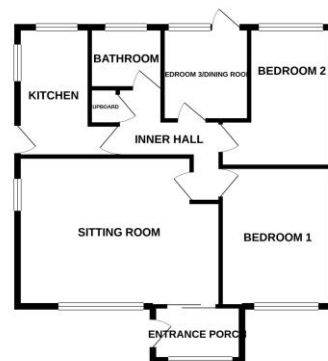
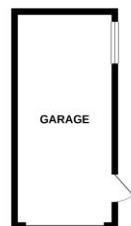
COUNCIL TAX BAND "D"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E48

GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



118 THE BEECHES  
TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing particulars, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their suitability or efficiency. Call us now.  
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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 lessees 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.

