

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A Fine Opportunity To Purchase A Modern Style Three Bedroom Semi Detached Family Home Enjoying A Tucked Away Pleasant Cul De Sac Location On The Outskirts Of Upton Upon Severn. The Property Offers Deceptively Spacious Accommodation Comprising Of An Entrance Hall, Cloakroom, Sitting Room, Dining Room, A Modern Fitted Kitchen With Integral Appliances, Three Bedrooms, A Modern Fitted Bathroom, UPVC Double Glazing, Gas Central Heating, A Good Sized Rear Garden, Single Garage And Off Road Parking. EPC Rating C.

## 41 Mulberry Drive – Guide Price £280,000

41 Mulberry Drive, , Upton Upon SevernWorcestershire, WR8 0ET

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# 41 Mulberry Drive

## 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, cafes, restaurants and pubs. There is a bakery, newsagents/post office, Boots the chemist, a hardware store, book shop, a choice of hairdressers, a library, rugby club and Doctors surgery with 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 with direct links to London Paddington for the commuter. Open countryside adds to the appeal,

## Property Description

This modern three bedroom semi detached family offers modern day living with a lounge, a separate dining room and modern fitted kitchen with integral appliances adding to the appeal. On the first floor there are two double bedrooms and a single which are serviced by the modern fitted family bathroom.

Outside the garden is a good size and is mainly laid to lawn with a paved patio area and two small trees and is fully enclosed by wood panel fencing and side gated access. The property has the added bonus of a garage with a utility area with spaces and plumbing for a washing machine and tumble dryer alongside driveway parking.

Further benefits include a cloakroom, UPVC double glazing and gas central heating.

## Entrance Hall

A canopy porch and step up to a wooden front door coming into a lovely entrance hall with radiator, telephone point with access to the cloakroom and door leading into the lounge

## Cloakroom

Wash hand basin with tiled splash back, low level WC, radiator, front facing opaque glazed window.

## Sitting Room 4.59m (14ft 10in) x 3.54m (11ft 5in)

Ceiling light, front facing window, TV aerial point, radiator, door to

## Dining Room 4.03m (13ft) x 2.22m (7ft 2in)

Rear facing window, ceiling light, Worcester Bosch thermostat, radiator, stairs to first floor, door to





#### **Kitchen 4.23m (13ft 8in) x 2.22m (7ft 2in)**

Ceiling strip light. Fitted wall and base units with work surfaces over and patterned tiled splash back, stainless steel one and a half sink with drainer. Integrated Beko electric oven. Integrated Cooke and Lewis electric hob with extractor over, dishwasher and microwave. Built in fridge/freezer. Radiator. Understairs storage cupboard.

With double glazed window to rear and stable door opening onto the rear garden.

#### **Landing**

Ceiling light. Access to partially boarded loft space which also houses the Worcester Bosch Boiler.

#### **Bedroom 1 4.90m (15ft 10in) x 2.71m (8ft 9in)**

Spacious bedroom with ceiling light, built in double wardrobe with sliding mirrored doors, radiator, window to front aspect and built in cupboard.

#### **Bedroom 2 3.02m (9ft 9in) x 2.61m (8ft 5in)**

Ceiling light, radiator and window to rear aspect.

#### **Bedroom 3 2.63m (8ft 6in) x 1.83m (5ft 11in)**

Ceiling light, radiator and window to front aspect.

#### **Bathroom**

Panelled bath with Mira shower over, splash back surround, built in vanity unit with toilet and sink, shaver socket, towel radiator and opaque glazed window to rear aspect.

#### **Outside**

The front of the property is approached over an access road leading to a driveway with parking for one vehicle and giving access to a single garage. The single garage has an up and over door, electric, water and has space and plumbing for a washing machine. A pedestrian path leads to a lawned front entrance. A gate opens to a side garden, which in turn leads to the main rear garden. Enclosed with a patio area for seating, mature heading, fencing and an area for a herb garden.



## Directions

From our John Goodwin office in the High Street, continue along onto Old Street, follow this road up the hill out of the town towards Welland. Then take the second turning on the righthand side into Milestone Road. At the junction carry straight on into Mulberry Drive where the property can be found down towards the end tucked off the road on the left hand side.



## 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

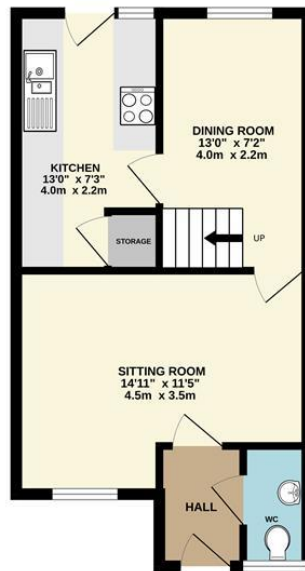
## COUNCIL TAX

Council Tax Band C

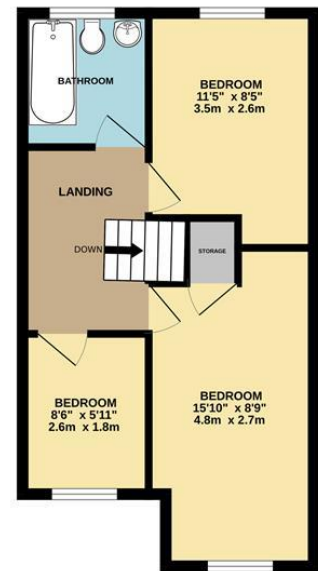
## EPC

The EPC rating for this property is C (71).

GROUND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.

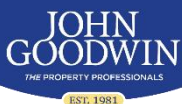


1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 sq.m.) approx.

While 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.  
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**Upton Office**  
**01684 593125**  
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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 leasees 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.

