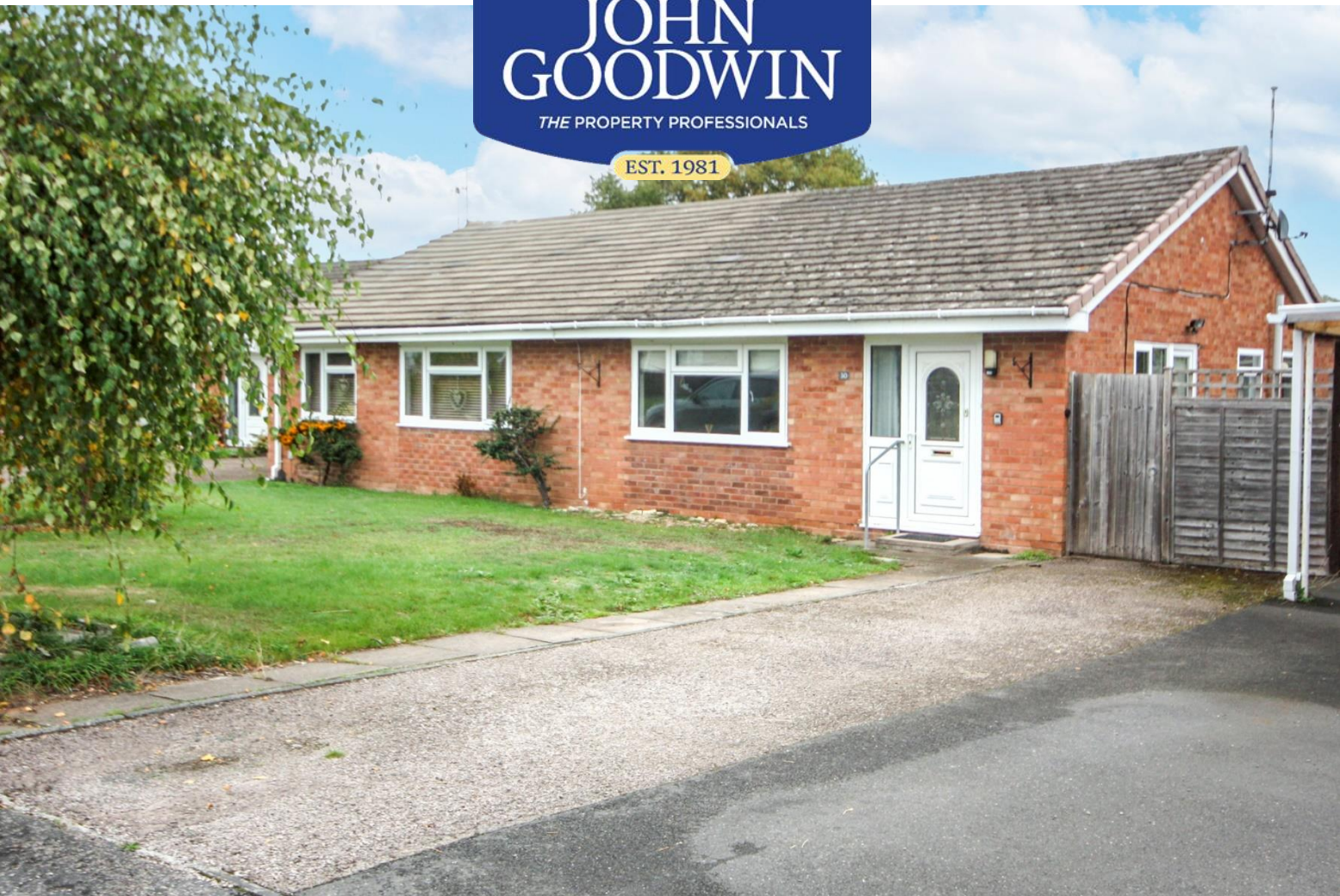


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A Contemporary And Well Presented Semi Detached Bungalow Enjoying A Quiet Cul-De-Sac Setting Only A Mile From The Well Served Town Of Upton Upon Severn And Currently Offering Two Bedroomed Accommodation With Central Heating, Double Glazing, Hall, Lounge/Dining Room, A Modern Kitchen, Dressing Room, Shower Room, Off Road Parking And A Mature Garden. Energy Rating "D"

30 The Beeches - £235,000 Guide Price

30 The Beeches, Ryall, Upton upon Severn, Worcestershire, WR8 0QF

2 1 1



30 The Beeches

Location & Description

The property enjoys a convenient location in the small village of Ryall which lies on the outskirts of the well served and historic riverside town of Upton upon Severn where there is a comprehensive variety of shops, places to eat out, a library, Doctors surgery with pharmacy and dentist, a primary school and the nearby Hanley Castle High School.

Situated approximately eight miles from Malvern, ten miles from Worcester and six miles from Tewkesbury, Upton enjoys fast access to Junction 1 of the M50 motorway which is just three miles away and provides links to Birmingham, The Midlands, The South West, Wales and London. There are mainline railway stations located at Pershore, Worcester and Malvern with direct links to Paddington, London and further afield.

Upton is well known for its many summer festivals and of course for its famous riverside marina. It also has easy access to some of the most stunning countryside in the region including the nearby Malvern Hills and the Severn Valley.

Property Description

The property itself is a traditional single storey semi-detached bungalow which has been well-maintained over the years and was extended some years ago. Its current accommodation includes an entrance lobby, lounge/dining room, inner hall, modern kitchen and two bedrooms, one of which has its own en-suite dressing room. This could, with a little imagination be converted to provide a third bedroom if necessary.

Offered with oil fired central heating and double glazed windows the bungalow stands in an attractive private garden with off road parking for two vehicles.

Entrance Lobby

UPVC double glazed front door and window. Built in cloaks cupboard, radiator and door to

Lounge/Dining Room 5.32m (17ft 2in) x 3.59m (11ft 7in)

Two radiators and double glazed window to front aspect. Door to

Inner Hall

Built in cupboard, plumbing for washing machine, access to roof space.

Kitchen 2.79m (9ft) x 2.71m (8ft 9in)

A contemporary kitchen with floor and eye level cupboards, worksurfaces and tiled surrounds incorporating single drainer sink unit with mixer tap. Space for washing machine and cooker. Cupboard housing the oil fired central heating boiler, double glazed window and door leading outside into the rear garden.

Bedroom 1 3.82m (12ft 4in) 11 x 3.59m (11ft 7in)

Radiator and double glazed window to rear aspect.

Dressing Room 2.82m (9ft 1in) x 2.35m (7ft 7in)

Double glazed window to side aspect and archway into





Bedroom 2 3.41m (11ft) x 2.61m (8ft 5in)

Radiator and double glazed window to rear garden.

Agents Note

Effectively bedroom two and its attached dressing room form a single suite. With imagination the dressing room could be partitioned to create a small third bedroom.

Shower Room 2.01m (6ft 6in) x 1.70m (5ft 6in)

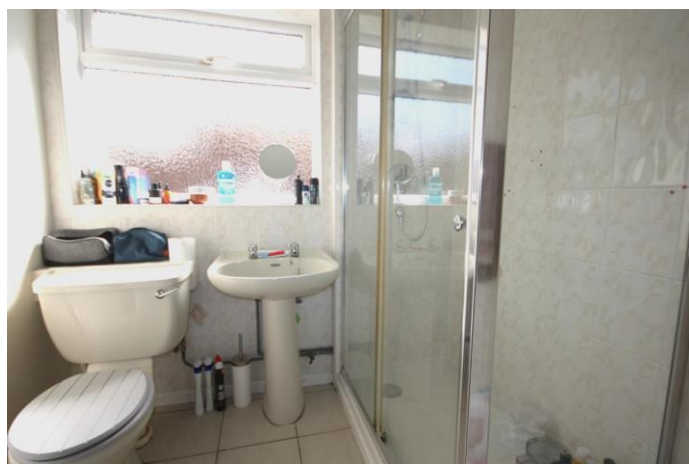
Large tiled shower cubicle, pedestal wash basin, close coupled WC, radiator and double glazed window to side aspect.

Outside

To the front of the property a tarmac driveway provides off road parking for two vehicles.

The front garden itself is mainly laid to lawn with borders. A gated side entrance leads to the rear garden. Here there is an outside tap, tarmac path leading to the kitchen and a large GARDEN STORE 9' x 5' of timber construction.

The rear garden itself is laid to lawn with a raised paved patio/seating area, shrub borders, trees and fenced/hedged boundaries. At strategic points there is external lighting, a power point and oil tank.



Directions

From the town of Upton cross over the river bridge heading towards Pershore (A4104). You will pass the marina on your right hand side. A few hundred yards after this take the next main turn into Ryall Road and the first right turn into The Beeches. After 200 yards take the first right turn. After a short distance bear left following this road to the end of the cul-de-sac where you will see number 30 on the right hand side.



Services

We have been advised that mains electricity, water and drainage 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

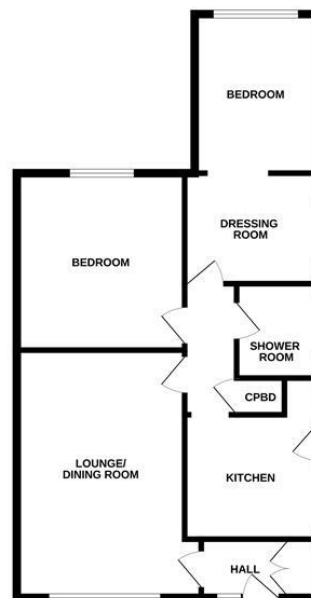
COUNCIL TAX BAND "C"

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 (56).

GROUND FLOOR
710 sq. ft. (66.0 sq. m.) approx.



30 THE BEECHES
TOTAL FLOOR AREA: 710 sq. ft. (66.0 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, 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 accuracy or efficiency. See EPC for details.
Made with floorplan 10/2021



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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.

