

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**This Well Presented And Maintained Three Bedroom Detached Bungalow Is Situated In A Sought After And Desirable Cul-De-Sac Location On The Outskirts Of Upton. The Main Feature Of This Property Is The 100ft Rear Landscaped South/Westerly Facing Private Garden With Views Towards The Malvern Hills In The Distance. There Is A Modern Fitted Kitchen With Integral Appliances And A Separate Utility Room, A Good Sized Living Room And A Beautiful Sun Room Overlooking The Garden, All Bedrooms Have Built In Wardrobes With Bedroom Two Having Patio Doors To The Garden, A Modern Fitted Family Bathroom With A Separate Shower, UPVC Double Glazing, Oil Central Heating, An Integral Garage And Off Road Parking For Two Cars. EPC E.**

## 56 The Beeches - Guide Price £450,000

56, The Beeches, Upton Upon Severn, Worcestershire, WR8 0QF

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# 56 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 offers a good variety of shops, supermarkets, cafes, restaurants and pubs. There is a rugby club, a library and sought after Doctors surgery with pharmacy and dentist. 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 Paddington London for the commuter.

## Property Description

56 The Beeches is a beautifully presented and well maintained property that offers a good sized private south/westerly facing rear garden filled with an abundance of mature plants, shrubs and fruit trees making it ideally suited for the keen gardener and those that like to entertain with family and friends. There is a modern fitted kitchen with integral appliances and room for an American style fridge/freezer and a separate utility room adding to the appeal. The living room is a good sized with a feature fireplace and flows through to the lovely sun room which takes in the views over the garden. There are two double bedrooms, one of which has patio doors to the garden and a third single room all with built in wardrobes and are serviced by the modern fitted family bathroom with the added bonus of a separate shower.

Further benefits include UPVC double glazing, oil central heating, a garage and off road parking for two cars.

## Entrance Hallway

UPVC obscure double glazed door to the front aspect, ceiling lights x three, smoke alarm, wall lights x two, power points, radiator, wood laminate flooring, loft access, door to the airing cupboard (housing a radiator and wooden slatted shelving), doors to:

## Kitchen

UPVC double glazed window to the front aspect, UPVC double glazed door to the integral garage, fitted with a modern matching range of ivory wall and base units with work surface over, black composite sink and drainer with a stainless steel mixer tap over, waist high integral Hotpoint double oven, Hotpoint ceramic hob with a stainless steel extractor fan over, space for an American style fridge/freezer, integrated dishwasher, full height pull out larder cupboard, spaces for further electrical appliances, electric fuse box, power points, inset ceiling spot lights, part tiled splash backs, tiled flooring, radiator.

## Living Room

UPVC double glazed window to the rear aspect, feature fireplace with a wooden mantle and electric log flame effect fire, power points, TV point, ceiling lights x two, wall lights x four, radiators x two, UPVC double glazed patio sliding doors to:







### Sun Room

UPVC double glazed French style patio doors to the side and rear aspects, UPVC double glazed windows to the rear and side aspects, brick built, double glazed Velux window to the rear aspect, power points, inset ceiling spot lights, TV point, tiled flooring.

### Master Bedroom

UPVC double glazed window to the rear aspect, ceiling light, power points, radiator, door to the double wardrobe with lighting.

### Bedroom Two

UPVC double glazed French style patio doors to the rear garden, power points, radiator, ceiling light, TV point, door to the double wardrobe.

### Bedroom Three

UPVC double glazed window to the front aspect, power points, ceiling light, radiator, TV point, door to storage cupboard (housing shelving).

### Family Bathroom

UPVC obscure double glazed windows x two to the front aspect, fully tiled walls and flooring, chrome heated towel rail, inset ceiling spot lights, fitted with a white three piece bathroom suite comprising of a panelled bath, a low level WC and a wash hand basin with a mixer tap over and vanity storage cupboard beneath, good sized shower cubicle with a mains shower and a glass door.

### Utility Room

UPVC double glazed door to the rear aspect, UPVC double glazed window to the rear aspect, fitted with wall and base units with work surface over, stainless steel sink and drainer with a mixer tap over, part tiled splash backs, tiled flooring, space and plumbing for a washing machine and tumble dryer, fridge or freezer, ceiling light, power points, opening into the garage.

### Outside

#### Front Garden

Brick paved driveway with parking for two cars, lawned area, security light, side gated access to the rear garden.

#### Integral Garage

Electric up and over door to the front aspect, power and lighting, Worcester Oil Boiler, opening to the utility room.

#### Rear Garden

Landscaped private 100ft rear garden offering a good variety of borders, plants and shrubs, small trees to include a silver birch, apple trees and fruit bushes. There is a paved patio next to the house for entertaining with a feature waterfall pond with fountain and electric pump. Concealed oil tank, greenhouse and shed. The garden is mainly laid to lawn with a slight increase to the rear with a rockery area and views toward Upton and the Malvern Hills beyond. Water tap, wood panel fencing surrounds.



## 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 then the next road on the left and follow it round to the left, the property can then be found straight ahead on the left hand corner.



## Services

We have been advised that mains 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 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

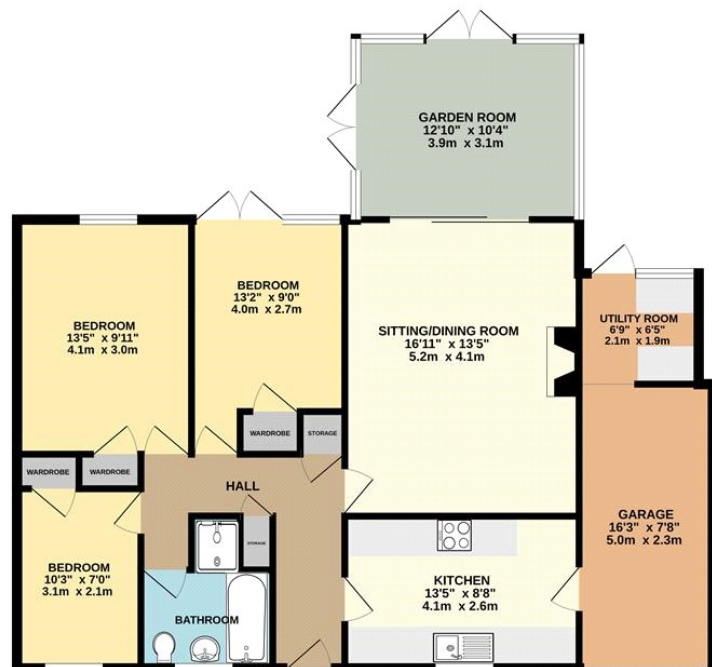
COUNCIL TAX BAND "D"

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 (54).

GROUND FLOOR  
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, 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

### 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.

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