

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME IS SITUATED IN A SOUGHT AFTER AND DESIRABLE SMALL RESIDENTIAL AREA ON THE OUTSKIRTS OF UPTON. THE MODERN FITTED UPGRADED KITCHEN/DINER OFFERS INTEGRAL APPLIANCES. THE LOUNGE HAS FRENCH STYLE PATIO DOORS OVERLOOKING THE GARDEN. MASTER BEDROOM WITH TRIPLE MIRRORED BUILT IN WARDROBES AND A EN-SUITE SHOWER ROOM. THE TWO FURTHER BEDROOMS ARE BOTH SERVICED BY THE MODERN FITTED FAMILY BATHROOM. LOVELY LANDSCAPED SOUTH/WESTERLY FACING PRIVATE GARDEN WITH A PATIO AREA AND ACCESS TO THE GARAGE. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING, A CLOAKROOM AND OFF ROAD PARKING FOR TWO CARS. EPC C.

22 Furrow Close – Guide Price £365,000

22, Furrow Close, Ryall , Nr Upton upon Severn , Worcestershire, WR8 0RT

3 1 2



22 Furrow Close

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, pubs and restaurants alongside 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. 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 London Paddington for the commuter.

Property Description

This beautifully presented three bedroom detached family home offers bright and spacious accommodation throughout. The modern fitted kitchen/diner has integral appliances and room for a dining table. The lounge benefits from French style patio doors to the garden. On the first floor all the bedrooms are a good size with the master bedroom offering built in triple mirrored wardrobes and an En-Suite shower room. Bedroom two and three are serviced by the modern fitted family bathroom.

One of the main features of this property is the private landscaped south/westerly facing garden with a spacious patio area for entertaining, a lawned area with mature borders, plants and shrubs.

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

Entrance Hallway

UPVC obscure double glazed door to the front aspect, ceiling light, radiator, smoke alarm, power points, stairs to the first floor, door to the storage cupboard (housing shelving, electric fuse box and power points), ceramic tiled flooring, doors to the lounge and kitchen/diner, door to:

Cloakroom

Fitted with a white suite comprising of a low level WC and wash hand basin, part tiled walls, ceramic tiled flooring, radiator, ceiling light, extractor fan.

Kitchen/Dining Room

UPVC double glazed windows to the side and front aspects, fitted with a matching range of wall and base units with work surface over, stainless steel one and a half sink and drainer with a stainless steel mixer tap over, integral AEG waist high double oven, integral AEG fridge/freezer, integral Zanuzzi dishwasher, Zanuzzi gas hob with a Zanuzzi extractor and stainless steel splash back over, inset ceiling spot lights, radiators x two, power points, ceramic tiled flooring, ceiling light, ceiling extractor fan.





Lounge

UPVC double glazed window to the side aspect, UPVC double glazed French style double patio doors to the rear garden, radiators x two, TV point, power points, BT internet socket.

First Floor

Landing

Smoke alarm, power points, loft access, ceiling light, radiator, doors to:

Master Bedroom

UPVC double glazed windows to the front and side aspects, radiator, ceiling light, BT internet socket, TV point, power points, built in triple mirrored wardrobes, door to:

En-Suite Shower Room

Fitted with a white suite comprising of a low level WC and wash hand basin with a mixer tap, mirror, shaver point and glass shelf, part tiled splash backs over, glass shower cubicle with an electric shower, fully tiled, radiator, ceiling light.

Bedroom Two

UPVC double glazed windows to the front and side aspects, power points, ceiling light, radiator, built in triple wardrobe.

Bedroom Three

UPVC double glazed window to the side aspect, radiator, power points, ceiling light.

Bathroom

UPVC obscure double glazed window to the front aspect, fitted with a white three piece suite comprising of a panelled bath, low level WC and wash hand basin, part tiled walls, ceiling light, extractor fan, radiator, ceramic tiled flooring.

Outside

Front Garden

Paved path to the front canopy porch, gravel borders and feature shrubs, side gated access to:

Rear Garden

Private landscaped south/westerly facing rear garden, generous sized paved patio area, lawned area with borders, plants and shrubs, water tap, door to:

Garage

Up and over door to the front aspect, power and lighting, over head storage. To the front of the garage is the driveway and parking for two cars.

Directions

From the John Goodwin office in the High Street, go towards the roundabout and take the second turning over the bridge. Continue up and take the right hand turning at the top of the hill into Ryall Road. Take the next turning on the left hand side into Furrow Close. Follow the road round to the right where no. 22 can be found on the right hand side.



Services

We have been advised that mains water and electric 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

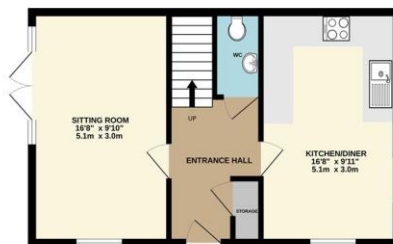
COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

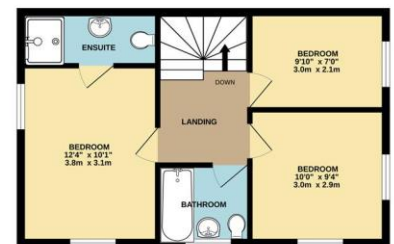
EPC

The EPC rating for this property is C.

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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
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.

