

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME IS SITUATED IN A SOUGHT AFTER, OUT OF TOWN LOCATION YET CLOSE TO ALL AMENITIES. THE PROPERTY BENEFITS FROM A COTTAGE STYLE KITCHEN/DINER/FAMILY ROOM WITH A FEATURE FIREPLACE WITH LOG BURNER AND A LARGE BAY WINDOW. THE CONSERVATORY OVERLOOKS THE SOUTH/WESTERLY FACING LANDSCAPED REAR GARDEN WITH PATIO AREAS FOR ENTERTAINING. THERE ARE TWO SPACIOUS DOUBLE BEDROOMS AND A FURTHER THIRD SINGLE BEDROOM WHICH ARE SERVICED BY THE MODERN FITTED BATHROOM WITH A SEPARATE SHOWER. UPVC DOUBLE GLAZING, GAS CENTRAL HEATING AND OFF ROAD PARKING FOR TWO CARS. EPC D.

47 Greenfields Road - Offers in the region of £295,000

47 Greenfields Road, Upton upon Severn, Worcestershire, WR8 0SQ

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47 Greenfields Road

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, pubs and restaurants alongside a library, rugby club, 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. Open countryside adds to the appeal.

Property Description

Located in a sought after and desirable area this well presented three bedroom family home offers a cottage style kitchen/Diner/Family Room with a feature fireplace and log burner, a large bay window and character features throughout. A lovely conservatory sits to the rear of the property offering additional reception space and patio doors out onto the garden. On the first floor there are two spacious double bedrooms and a further third single bedroom which are serviced by the spacious modern fitted bathroom with a separate shower.

Outside the rear south westerly facing garden has been landscaped and offers patio areas for entertaining, a lawned area with raised borders, plants and shrubs and good size side garden offering further potential.

Further benefits include a utility cupboard, UPVC double glazing, gas central heating and plenty of off road parking for two cars. Good road and rail links are close by for the commuter. The primary school can be found in Upton Upon Severn which is a short drive away.

Entrance Hall

Part glazed front door, ceiling light, radiator and stairs to first floor. Door to:

Kitchen/Dining/Family Room 4.39m (14ft 2in) Maximum x 6.48m (20ft 11in) Maximum for both

Ceiling light, wall light, TV point, UPVC feature bay window to front aspect, radiator, brick feature fireplace with a wooden mantle, brick hearth and log burner. Feature brick opening into:

Kitchen 4.39m (14ft 2in) x 2.45m (7ft 11in)

Ceiling light and wall lights, UPVC double glazed window to rear aspect, metal framed window to rear aspect, original brick flooring, solid wooden wall and base units with work surface over, white ceramic sink and drainer with a mixer tap over. Integral electric cooker with extractor over, space for dishwasher. Door the under stairs storage cupboard, feature wooden stable door to:





Conservatory 3.82m (12ft 4in) x 2.76m (8ft 11in)

Tinted roof glass, two wall lights, brick wall and UPVC double glazed windows to the rear aspect, French style double doors to side aspect, radiator, tiled flooring, door to:

Utility Room

UPVC double glazed window to side aspect, Ideal Combi Boiler, space and plumbing for a washing machine and tumble dryer.

First Floor

Landing

Ceiling light, loft access with a drop down ladder (fully boarded loft space), Velux double glazed window to rear aspect, feature opening, UPVC double glazed window to side aspect. Doors to:

Bedroom 1 3.35m (10ft 10in) x 2.97m (9ft 7in)

UPVC double glazed window to the front aspect, ceiling light, radiator, feature fireplace, wooden flooring.

Bedroom 2 3.54m (11ft 5in) x 2.76m (8ft 11in)

Ceiling light, UPVC double glazed window to the rear aspect, built in wardrobe, wooden flooring, radiator.

Bedroom 3 2.06m (6ft 8in) x 2.01m (6ft 6in)

Ceiling light, UPVC Obscure double glazed window to the side aspect, built in open small wardrobe.

Bathroom

Ceiling light, UPVC obscure double glazed window to the rear aspect, white modern fitted bathroom suite comprising of a corner bath with hand held shower over the mixer taps, low level WC and wash hand basin, corner shower with glass sliding doors, chrome heated towel rail, tiled flooring.

Outside

Front Garden

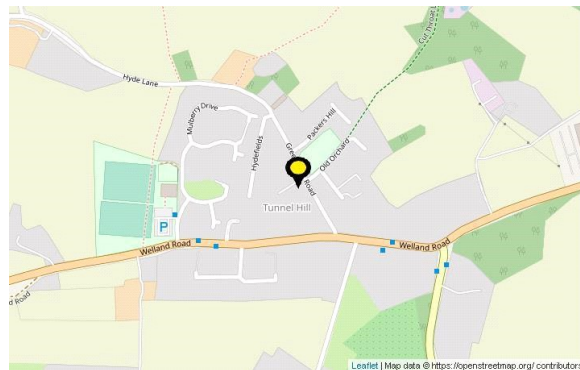
Gravel driveway with parking for two cars, feature raised borders with plants and shrubs, wooden fence panel and gate to the rear garden, canopy porch to front entrance door.

Rear Garden

To the side of the house is a further paved area with a log store and shed. The rear garden is a lovely sunny outdoor space with patio areas for entertaining, raised borders with plants and shrubs and a lawned area, water tap, fully enclosed by wood panel fencing, bin storage area.

Directions

From the John Goodwin office in the High Street, go straight up onto Old Street. Follow the road past the rugby ground and up the hill. Then take the first turning on the right hand side into Greenfields Road where the property can be found half way down 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 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"

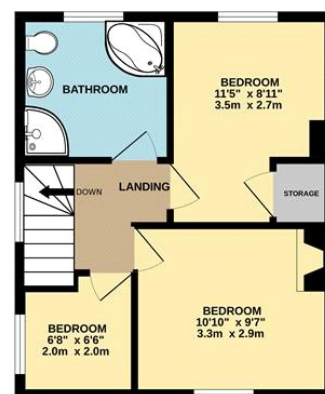
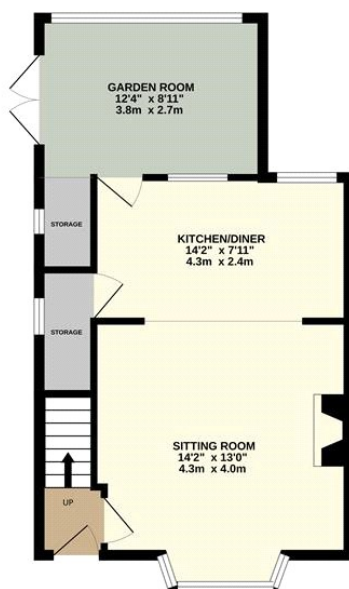
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (61).

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA - 819 sq.ft. (76.1 sq.m.) approx.

Whilst 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.



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.

