

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**RARELY AVAILABLE THREE BEDROOM MODERN DETACHED FAMILY HOME LOCATED IN A CUL-DE-SAC IN A SOUGHT AFTER VILLAGE LOCATION WITH VIEWS TO THE REAR OVER THE NATIONAL TRUST CROOME ESTATE AND THE PANORAMA TOWER. SPACIOUS ACCOMMODATION THROUGHOUT. MODERN FITTED KITCHEN/DINER WITH INTEGRAL APPLIANCES AND PATIO DOORS TO THE CONSERVATORY. THE LOUNGE HAS A FEATURE FIREPLACE WITH A LOG BURNER AND PATIO DOORS TO THE GARDEN. MASTER BEDROOM WITH AN EN-SUITE SHOWER ROOM AND BUILT IN WARDROBES, TWO FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM. PRIVATE MATURE REAR GARDEN WITH A PATIO AREA FOR ENTERTAINING, A SHED/LOG STORE AND AN INSULATED OUTBUILDING (19 x 9 FEET) WITH HEATING AND POWER. FURTHER BENEFITS INCLUDE A CLOAKROOM, UPVC DOUBLE GLAZING, NEW BOILER, A GARAGE AND OFF ROAD PARKING FOR TWO CARS. EPC C.**

## Stonnall Close – Guide Price £400,000

4 Stonnall Close, Severn Stoke, Worcestershire, WR8 9HP





## 4 Stonnall Close

### Location & Description

Severn Stoke is a small village with good commuter routes close at hand. The village benefits from a food pub. Upton-upon-Severn is a short drive away 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 supermarkets, shops, cafe's, pubs and restaurants alongside a library, a children's play park, a 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 Worcester. Access to Junction 1 of the M50 is approximately 5 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

Rarely available well presented three bedroom detached modern family home situated in a sought after village location in a cul-de-sac with views to the rear aspect over the National Trust Croome Estate to the Panorama Tower. The property has been well maintained and updated over the years by the current vendor and offers a newly fitted feature brick fireplace in the good sized lounge with a wood burner and benefits from patio doors to the rear garden. The kitchen/diner has a generous amount of cupboard storage and offers integral appliances to include a dishwasher, washing machine and fridge/freezer. There is also a black Rangemaster cooker with a ceramic induction hob and extractor fan over. For those wishing to entertain with family and friends there is plenty of room for a large dining table and patio doors flow into the lovely conservatory overlooking the garden adding to the appeal.

On the first floor the master bedroom has an En-Suite shower room and benefits from built in wardrobes. Bedroom two also offers a good range of built in wardrobes. Bedroom three is a double bedroom and both are serviced by the family bathroom with a shower over the bath.

Outside the private rear garden is a particular feature of this property with a good sized brick paved patio area, a lawned area with borders, plants and shrubs. To the rear there is an outbuilding (19 x 9 feet), which has been fully insulated and benefits from heating and power offering various potentials especially for those looking for a home office. A further enclosed area is paved with a garden shed/log store. There is side gated access to the front of the property and a door that leads into the garage.

Further benefits include UPVC double glazing, a cloak room, central heating with a newly fitted boiler, a garage with overhead storage, power and lighting and off road parking for two cars.

### Entrance Hallway

Wooden obscure glazed door to the front aspect, tiled flooring, ceiling light, smoke alarm, radiator with feature cover, stairs to the first floor, power points, door to the kitchen/diner and door to the lounge, door to:

### Cloakroom

UPVC obscure glazed window to the front aspect, fitted with a white suite comprising of a low level WC and a wash hand basin with tiled splash back, radiator, ceiling light, tiled flooring.

### Lounge

UPVC double glazed feature bay window to the front aspect, UPVC double glazed French style patio doors to the rear aspect, feature brick fireplace with a log burner and slate hearth, wood laminate flooring, ceiling lights x two, radiators x two, TV point, power points, door to the under stairs storage cupboard.







### Kitchen/Dining Room

UPVC double glazed window to the front aspect, fitted with a matching range of cream wall and base units with work surface over, composite black sink and drainer with a stainless steel mixer tap over, wall fitted Ideal boiler, electric fuse box, integral Bosch dishwasher, integral fridge/freezer, integral washing machine, black Range Master over with a ceramic induction hob and a black extractor fan over, part tiled splash backs, inset ceiling spot lights, power points, tiled flooring throughout, radiator, TV point, UPVC double glazed French style patio doors to:

### Conservatory

Part brick wall and UPVC double glazed windows to the rear and side aspects, UPVC double glazed French style patio doors to the rear garden, power points, tiled flooring.

### First Floor

#### Landing

UPVC double glazed window to the rear aspect, ceiling light, smoke alarm, power points, door to the airing cupboard (housing the hot water tank and wooden slatted shelving), loft access (housing a pull down ladder and part boarded with upgraded insulation), doors to:

#### Master Bedroom

UPVC double glazed window to the rear aspect, ceiling light, power points, TV point, archway to the built in wardrobes x two, UPVC double glazed window to the front aspect, door to:

#### En-Suite Shower Room

Fitted with a white suite comprising of a low level WC and wash hand basin with part tile splash backs, Mira electric shower with a glass sliding door, tiled flooring, radiator, ceiling light, extractor fan.

#### Bedroom Two

UPVC double glazed window to the front aspect, radiator, power points, ceiling light, TV point, built in double wardrobes x two, built in single wardrobe.

#### Bedroom Three

UPVC double glazed window to the rear aspect, radiator, power points, TV point, ceiling light.

#### Family Bathroom

UPVC obscure glazed window to the front aspect, fitted with a white three piece suite comprising of a low level WC and wash hand basin, panelled bath with a mains shower over and glass shower screen, tiled flooring, part tiled splash backs, ceiling light, radiator.

### Outside

#### Front Garden

Paved path to the canopy porch and front entrance door, small lawned area side, water tap, tarmac driveway with parking for two cars leading to:

#### Garage

Up and over door to the front aspect, power and lighting, over head storage, door to the side aspect to the rear garden.

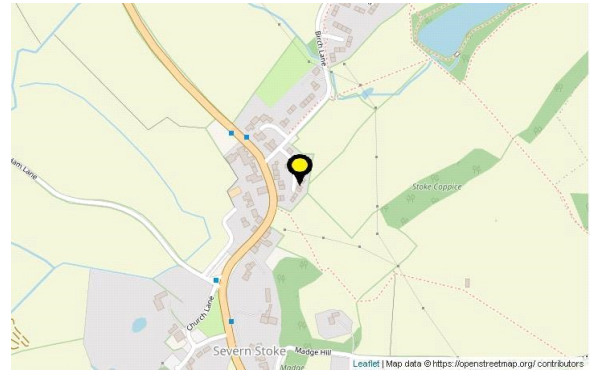
#### Rear Garden

Brick paved patio area, low picket fence and gate to the lawned area with borders, plants and shrubs. Gate to the rear aspect to an enclosed paved area behind the garage with a garden shed/log store. To the rear of the garden is a fully insulated outbuilding with a door to the side aspect, two x wooden single glazed windows to the front aspect, power and heating. Fully enclosed by wood panel fencing and a brick wall, wooden gate to the side aspect to the front of the property.



## Directions

From our John Goodwin office in the High Street, continue out over the bridge onto the A4104 towards the roundabout. Take the first exit onto the A38 towards Worcester. Continue along this road until you reach the village of Severn Stoke. Once you have gone past the Rose & Crown pub on the left hand side take the next turning on the right hand side into Birch Lane, then take the immediate turning on the right hand side into Stonnall Close where the property can be found on the left hand side.



## Services

We have been advised that mains electric and water 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

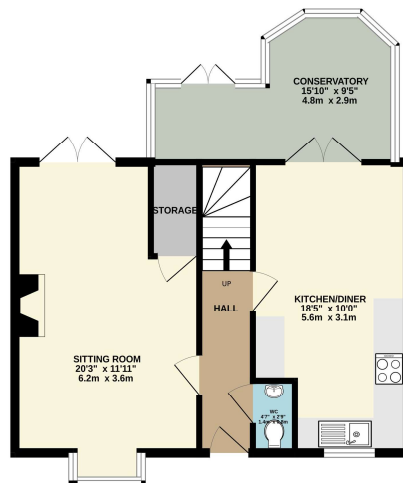
COUNCIL TAX BAND "D"

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

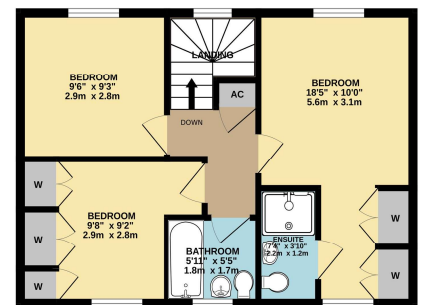
## EPC

The EPC rating for this property is TBA.

GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.7 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.  
Made with Metroplan C2025

### 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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