

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



THIS WELL PRESENTED TWO/THREE BEDROOM SEMI DETACHED FAMILY HOME WITH A LARGER THAN AVERAGE PRIVATE SUNNY GARDEN AND PLENTY OF OFF ROAD PARKING FOR 5/6 CARS IS LOCATED WITHIN WALKING DISTANCE TO ALL AMENITIES AND THE PRIMARY SCHOOL FOR FAMILIES WITH CHILDREN. MODERN FITTED KITCHEN/BREAKFAST ROOM, A UTILITY ROOM, WALK IN PANTRY, OFFICE/BEDROOM THREE, CLOAKROOM (POTENTIAL FOR EN-SUITE), LOUNGE/DINER WITH PATIO DOORS AND A MODERN FITTED BATHROOM WILL ALL ADD TO THE APPEAL. UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING. POTENTIAL TO EXTEND SUBJECT TO PLANNING ETC. EPC D.

6 Queens Mead – Guide Price £282,500

6, Queens Mead, Upton Upon Severn, Worcestershire, WR8 0ND



6 Queens Mead

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, cafe's, pubs and restaurants. There is a library, several hairdressers, a rugby club and Doctors surgery with pharmacy and dentist. For families with children there is Upton Primary School which follows onto 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 a direct line to London Paddington for the commuter.

Property Description

This well presented two double bedroom semi detached family home is located in a popular residential area close to all amenities and the primary school for families with children. The property offers a large driveway with ample parking for 5/6 cars adding to the appeal. The rear private sunny garden is fully enclosed by wood panel fencing and is mainly laid to lawn with a patio area for entertaining, a garden shed, mature plants and shrubs and apple, cherry and plum fruit trees. I

Once inside the property there is a good sized lounge/diner with patio doors to the rear garden, a modern fitted kitchen/breakfast with a breakfast bar and spaces for electrical appliances and a separate utility room with a walk in pantry. There is the added bonus of a cloakroom and an office, making it ideally suited for those that work from home or those wanting a third bedroom with the potential for En-Suite facilities. On the first floor both the double bedrooms are serviced by the modern fitted family bathroom adding to the appeal for potential purchasers.

Further benefits include UPVC double glazing and gas central heating. There is potential to extend to the rear aspect subject to planning etc.

Entrance Hall

UPVC obscure double glazed door to the front aspect, UPVC obscure double glazed window to the front aspect, ceiling light, power points, stairs to the first floor, wooden glazed door to the kitchen, wooden glazed door to:

Lounge/Dining Room

UPVC double glazed window to the front aspect, UPVC double glazed sliding patio doors to the rear aspect, power points, TV point, ceiling lights x 2, wall hung gas fireplace.

Kitchen/Breakfast Room

UPVC double glazed window to the rear aspect, modern fitted kitchen with a good selection of wall and base storage cupboards, work surface over, stainless steel sink and drainer with a stainless steel mixer tap over, part tiled splash backs, breakfast bar, space for a gas or electric cooker, space for a





dishwasher, space for a fridge/freezer, wood laminate flooring, ceiling light, wooden glazed door to:

Utility Room

UPVC obscure double glazed door to the front aspect, UPVC obscure double glazed window to the front aspect, power points, wall light, double base cupboard with work surface and circular stainless steel sink with a stainless steel mixer tap over, space and plumbing for a washing machine, wood laminate flooring, door to the pantry (housing wooden slatted shelving and tiled flooring), door to the office, door to:

Cloakroom

Fitted with a white suite comprising of a low level WC and wash hand basin, tiled flooring.

Office

UPVC double glazed window to the rear aspect, UPVC double glazed door to the side aspect, power points, inset ceiling spot lights, wood laminate flooring.

First Floor

Landing

UPVC double glazed window to the side aspect, loft access, door to the airing cupboard (housing the Vallient gas combination boiler), ceiling light, power points, doors to:

Bedroom One

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

Bedroom Two

UPVC double glazed window to the rear aspect, ceiling light, power points, built in storage cupboard.

Bathroom

UPVC obscure double glazed window to the side aspect, fitted with a three piece white suite comprising of a panelled bath with a mains shower over, low level WC and wash hand basin with a glass shelf over, part tiled walls, vinyl flooring, heated towel rail.

Front Garden

Large gravel driveway with spaces for 5/6 cars. Feature wooden and brick canopy porch with a tiled roof, hedgerow surrounds.

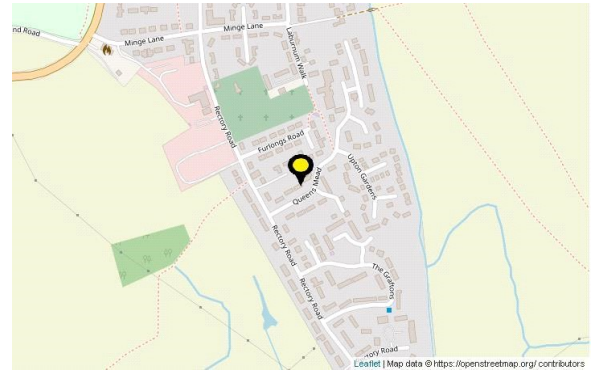
Rear Garden

Private larger than average sunny garden. Mainly laid to lawn with plants and shrubs, fruit tree's: apple, cherry and plum, a wooden garden shed to the rear aspect. Feature slate gravel area and a paved patio seating area for entertaining with family and friends.



Directions

From the John Goodwin office in the High Street, continue onto Old Street. Continue along this road past the church on the left hand side. Then take the next turning on the left hand side into Minge Lane. Take the first right hand turning into Rectory Road and continue up till you reach the second turning on the left into Queens Mead where the property can be found 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 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

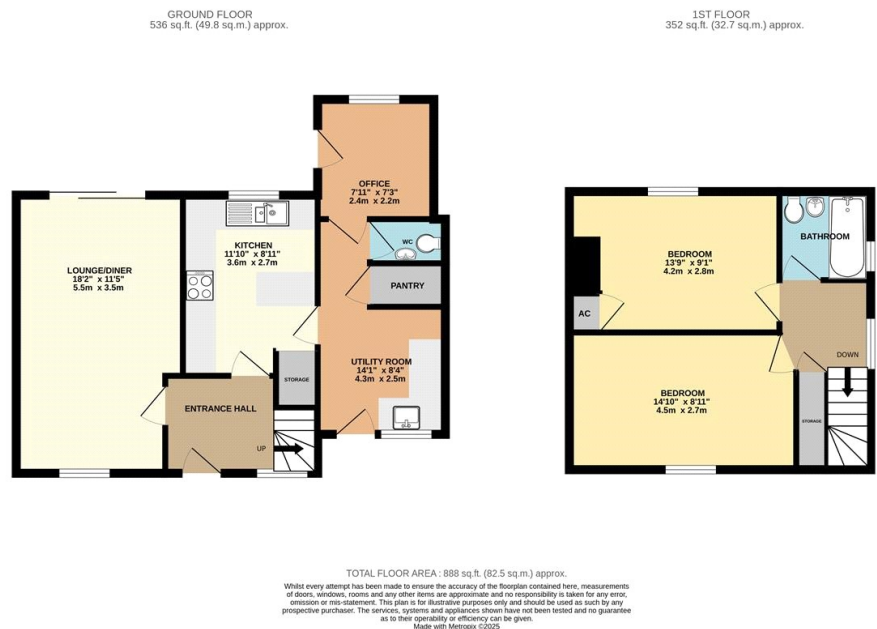
Council Tax

COUNCIL TAX BAND "B"

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.



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.

