

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN IMMACULATE THREE BEDROOM DETACHED FAMILY HOME WHICH IS NEWLY REFURBISHED THROUGHOUT POSITIONED AT THE END OF A QUIET CUL-DE-SAC. SPACIOUS, VERSATILE AND LIGHT ACCOMMODATION, OFF ROAD PARKING, ENCLOSED WEST FACING REAR GARDEN AND GARAGE. OFFERED WITH NO ONWARD CHAIN. EPC "(D)"**

## 6 Packers Hill - Guide Price £415,000

6, Packers Hill, Upton upon Severn, Worcestershire, WR8 0SG

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## 6 Packers Hill

### 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

6 Packers Hill is a fabulously positioned detached three bedroom family home situated in a quiet location at the end of a cul-de-sac.

The property has been tastefully refurbished throughout to provide a bright modern ready to move into home. There is off road parking with a single garage and is set back off the road, a pedestrian pathway leads to the front porch and also gives access to the west facing rear garden and side entrance hall. The property boasts new kitchen and bathroom suites, new carpet and flooring throughout, new windows and doors, new heating system and radiators, new Worcester Bosch boiler and wireless Hive thermostat control, full re-wire and new fuse board, re-tiled roof and newly landscaped front and rear garden.

The living accommodation comprises of:

#### Porch

UPVC door, with glass panels to the sides, wall light, and tiled floor. UPVC door with obscured glass panel opening to:

#### Entrance Hall

New carpet, ceiling lights, radiator, brand new Hive Thermostat, UPVC door with obscured glass panel giving side access into the rear garden. Door to:

#### Cloakroom

White suite of wall mounted wash hand basin with tiled splash back and low level WC. Obscure UPVC window to side, ceiling light, vinyl flooring and radiator.

#### Kitchen Diner 5.40m (17ft 5in) x 3.35m (10ft 10in)

New shaker style kitchen with worktop over, brand new Beko appliances comprising of electric oven, electric hob with splash back and extractor fan, integrated dishwasher and stainless steel sink and drainer. Space for fridge freezer and washing machine. Spotlights, pendant light fitting, radiator, vinyl flooring. Front and side facing double glazed windows bringing in extra light and a UPVC door giving access into the rear garden.





### **Sitting Room 5.30m (17ft 1in) x 3.54m (11ft 5in)**

A lovely bright space enjoying double glazed french doors opening onto the garden, separate double glazed glass panel and side facing UPVC double glazed window letting in plenty of light. Ceiling light, new carpet, radiator and feature fireplace with limestone tiled hearth and oak mantle over. First floor to.

### **Landing**

Ceiling light, loft access which is partially boarded, side facing upvc double glazed window, radiator and new carpet. Door to:

### **Bedroom 1 4.23m (13ft 8in) x 3.38m (10ft 11in)**

Ceiling light, front facing double glazed window, new carpet, radiator and built in cupboard.

### **Bedroom 2 3.64m (11ft 9in) x 2.71m (8ft 9in)**

Ceiling light, rear facing double glazed window, radiator and new carpet.

### **Bedroom 3 2.66m (8ft 7in) x 2.48m (8ft)**

Ceiling light, rear facing double glazed window, radiator, new carpet and built in cupboard.

### **Bathroom**

Generous family bathroom with a new suite consisting of double ended bath with tiled splash back, walk in shower with Mira rainfall shower head, hand held shower head, closed coupled WC, pedestal wash hand basin with tiled splash back. Vinyl flooring, spotlights, wall mounted heated towel rail and obscured double glazed window to the side.

### **Outside**

To the front of the property a pathway leads to an enclosed porch, a boarder of flowers, fruit tree and cotswold stones. There is a driveway parking which leads up to the single garage.

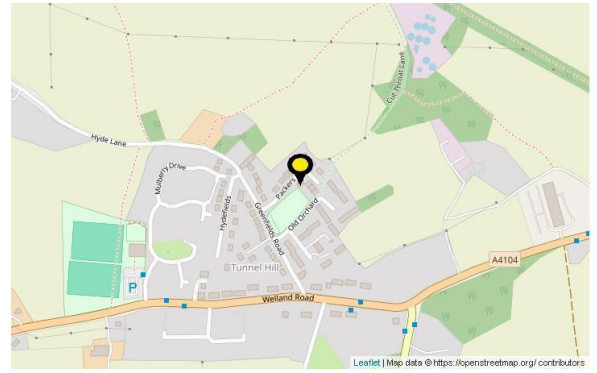
A wooden side gate giving access into a enclosed easily maintained rear garden which is partially laid to slabs, Cotswold's stones and the other half is laid to grass and an outside tap.

### **Garage**

Single garage with up and over door, light and power connected, housing the brand new Worcester boiler. Door to back of garage giving access into the rear garden.

## Directions

From Upton upon Severn proceed south along Old Street, leaving the town and proceeding uphill past Upton Surgery on your right hand side. After a few hundred yards at the top of the hill turn right onto Greenfields Road. Follow this route for a short distance and take the second right turning onto Packers Hill follow the road to the end of the cul-de-sac and 6 Packers Field will be on the right.



## 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

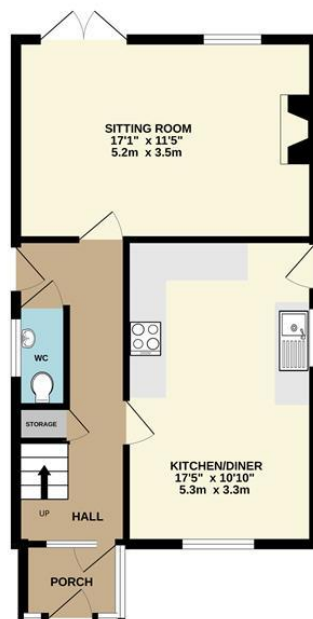
COUNCIL TAX BAND "D"

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

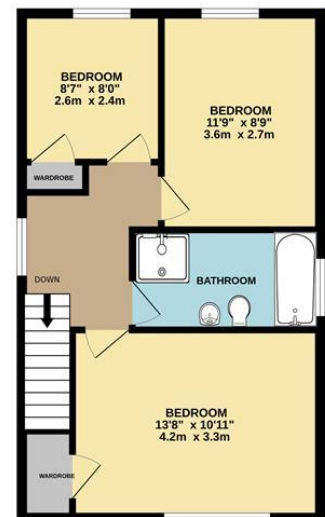
## EPC

The EPC rating for this property is (D).

GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

While every attempt 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 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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### 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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