

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS DELIGHTFUL CHARACTER FAMILY HOME IS SITUATED AT THE END OF A CUL-DE-SAC. THOUGHTFULLY EXTENDED AND TASTEFULLY UPDATED THROUGHOUT. SPACIOUS OPEN PLAN KITCHEN/DINER/FAMILY ROOM. COSY SITTING ROOM WITH A LOG BURNER. MASTER BEDROOM WITH A VAULTED CEILING, AND EN-SUITE SHOWER ROOM. TWO FURTHER DOUBLE BEDROOMS & MODERN FITTED FAMILY BATHROOM. DETACHED CONVERTED GARAGE ARRANGED AS AN OCCASIONAL BEDROOM WITH A WET ROOM AND WORKSHOP WITH POTENTIAL FOR A ANNEX SUBJECT TO PLANNING ETC. FURTHER BENEFITS INCLUDE A UTILITY ROOM, CLOAKROOM, OFFICE/STUDY AND DRIVEWAY FOR 5/6 CARS. EPC D.

3 Grove Cottage - Offers in the region of £525,000

Grove Crescent, Ryall, Worcestershire, WR8 0PP

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3 Grove Cottage

Location & Description

Upton-upon-Severn is an historic picturesque 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, restaurants and cafes to include a bakery, hardware store, Boots the chemist, news agents/post office, the fabric/stitchery shop, hairdressers and bookshops. There is a library, a rugby club and a sought after Doctors surgery with pharmacy and dentist. For families with children there is Upton Primary School which follows onto the desirable 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.

Property Description

This beautifully presented detached family home is situated at the end of a cul-de-sac on the outskirts of Upton Upon Severn. The property has been extended and tastefully updated with great thought in recent years by the current vendors to provide for the growing modern day family. There is an entrance hall/boot room which flows nicely into the spacious and bright kitchen/diner/family room making it an ideal place for entertaining with family and friends. The kitchen has the added bonus of integral appliances, a large island/breakfast bar and patio doors to the front and rear gardens letting the light flow in. There is a cosy sitting room with a feature exposed beam and fireplace with a log burner. A further reception room is currently being used as an office. To the first floor are three double bedrooms with the master bedroom offering a vaulted ceiling, a walk in wardrobe and an En-Suite shower room. The two further bedrooms are serviced by the modern fitted family bathroom.

Outside is a particular feature of this property with both the enclosed front and rear gardens offering patio seating areas and lawned areas with borders, plants and shrubs to enjoy. There is side gated access to both sides. The detached double garage offers multi-generational families the option for an Annex subject to planning etc. It is currently being used as an occasional bedroom with built in wardrobes and a wet room to the rear aspect with patio doors to the garden and a workshop to the front aspect, with potential for a separate home office which will add great appeal for potential purchasers. Further benefits include a separate utility room, a cloakroom, UPVC double glazing, oil central heating and off road parking for 5/6 cars.

Entrance Hallway

UPVC obscure double glazed door to the side aspect, UPVC double glazed window to the front aspect, ceiling light, coat hooks, radiator, wood laminate flooring, door to:

Kitchen/Dining/Family Room 7.44M X 4.78M (24'4" X 15'8" max)

Modern fitted dove grey kitchen with a good range of wall and base units with work surface over, ceramic sink with a stainless steel mixer tap over, integrated waist high double oven, American style fridge/freezer, integrated wine rack, bin and dishwasher, large central island with a electric induction hob with a stainless steel extractor fan over, three ceiling lights, an integral wine fridge and base cupboards under and plenty of room for bar stools, radiators x three, inset ceiling spot lights throughout, wood laminate flooring throughout, UPVC double glazed patio doors to the front and rear aspects, UPVC double glazed windows x two to the front aspect, UPVC double glazed window to the rear aspect, TV point, power points, wall lights x two, door to the under stairs storage cupboard, double doors to the storage cupboard (housing wooden shelving), stairs to the first floor, door to the utility room, door to:

Sitting Room 3.83m x 3.47m (12'6" x 11'4")

Wooden door with obscure glazed inset to the front aspect, UPVC double glazed window to the front aspect, feature fireplace with a wooden mantle and brick hearth inset with a wood burner, exposed beams, TV point, power points, radiator, wall lights x two.





Utility Room 3.78m x 1.38m (12'4" x 4'6")

UPVC double glazed Velux window to the rear aspect, smoke alarm, inset ceiling spot lights, work surface with space and plumbing for a washing machine, Worcester oil boiler, shelving, vinyl flooring, power points, door to the cloakroom, door to:

Office/Study 2.5m x 1.88m (8'3" x 6'2")

UPVC double glazed window to the rear aspect, inset ceiling spot lights, power points, vinyl flooring, radiator.

Cloakroom

UPVC obscure double glazed window to the side aspect, inset ceiling spot lights, white suite comprising of a low level WC and wash hand basin with a mixer tap and tiled splash back over and a storage cupboard under, extractor fan, radiator.

First Floor

Landing

Loft access, ceiling lights x two, smoke alarm, power points, doors to:

Master Bedroom 3.68m x 3.42m (12'0" x 11'2")

UPVC double glazed window to the front aspect, UPVC double glazed windows x two to the side aspect, ceiling light, wall lights x two, power points, TV point, open plan into the walk in wardrobe, door to:

En-Suite Shower Room

UPVC double glazed Velux window to the side aspect, extractor fan, inset ceiling spot lights, vinyl flooring, heated towel rail, white suite comprising of a low level WC and wash hand basin with a mixer tap and tiled splash backs over and storage cupboards and shelving under, fully tiled shower cubicle with a mains rain head shower, a hand held shower attachment and glass sliding door.

Bedroom Two 3.88m x 3.63m (12'8" x 11'10")

UPVC double glazed window to the front aspect, exposed beams, built in double wardrobe, feature fireplace, radiator, ceiling light, power points.

Bedroom Three 3.58m x 2.79" (11'8" x 9'1")

UPVC double glazed window to the rear aspect, radiator, ceiling light, power points, exposed beam.

Family Bathroom

UPVC obscure double glazed window to the front aspect, fitted with a white three piece suite comprising of a low level WC and wash hand basin with a mixer tap, shaver point and tiled splash back over, heated towel rail, panelled bath with a mixer tap with a hand held shower attachment over, part tiled splash backs, vinyl flooring, inset ceiling spot lights, extractor fan, fully tiled shower cubicle with a mains rain head shower, a hand held shower attachment and glass sliding door.

Outside

Front Garden

Lawned area with borders, plants and shrubs, paved patio area, feature water pump, enclosed with low wood panel fencing, gravel driveway with plenty of parking leading to the canopy porch, wall lights x two, security lighting, side gated access to the rear garden on both sides to:

Rear Garden

Paved patio area, gravel areas, raised decked seating area with raised decked borders with plants and shrubs, lawned area, security lighting, water tap, artificial lawn area, enclosed by wood panel fencing, gate to the enclosed storage area for the oil tank, wooden double doors to:

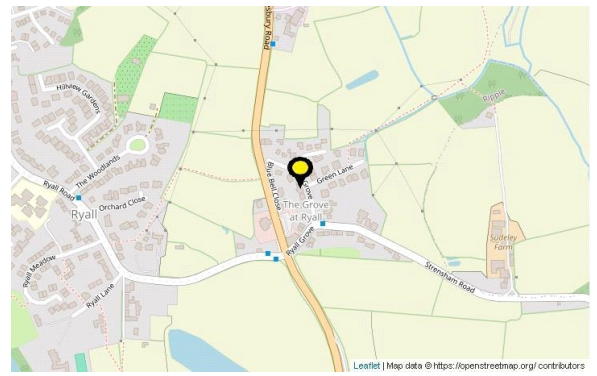
Converted Garage 4.66m x 2.40m (15'3" x 7'10")

Occasional bedroom with built in double wardrobes x three, inset ceiling spot lights, power points and door to the wet room comprising of a low level WC, wash hand basin with tiled splash backs and mirror over, fully tiled walls and flooring, electric shower, inset ceiling spot lights, extractor fan. To the front there are double metal doors into the workshop with a ladder leading to the vaulted storage space above, power points, sink and drainer with taps over, work surface, wooden shelving, inset ceiling spot lights, wooden double glazed window to the side aspect, electric fuse box.



Directions

From the John Goodwin office in the High Street go towards the roundabout and take the second turning over the bridge onto the A4104 towards the A38. At the roundabout take the third exit on the A38 towards Tewkesbury. At the Bluebell Inn take the next immediate turning after on the left hand side onto Strensham Road. Then follow the road round to the left hand side into Ryall Grove and the property can be found on the right hand side at the end of the Cul-de-sac.



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

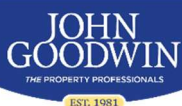
Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

Council Tax

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.

