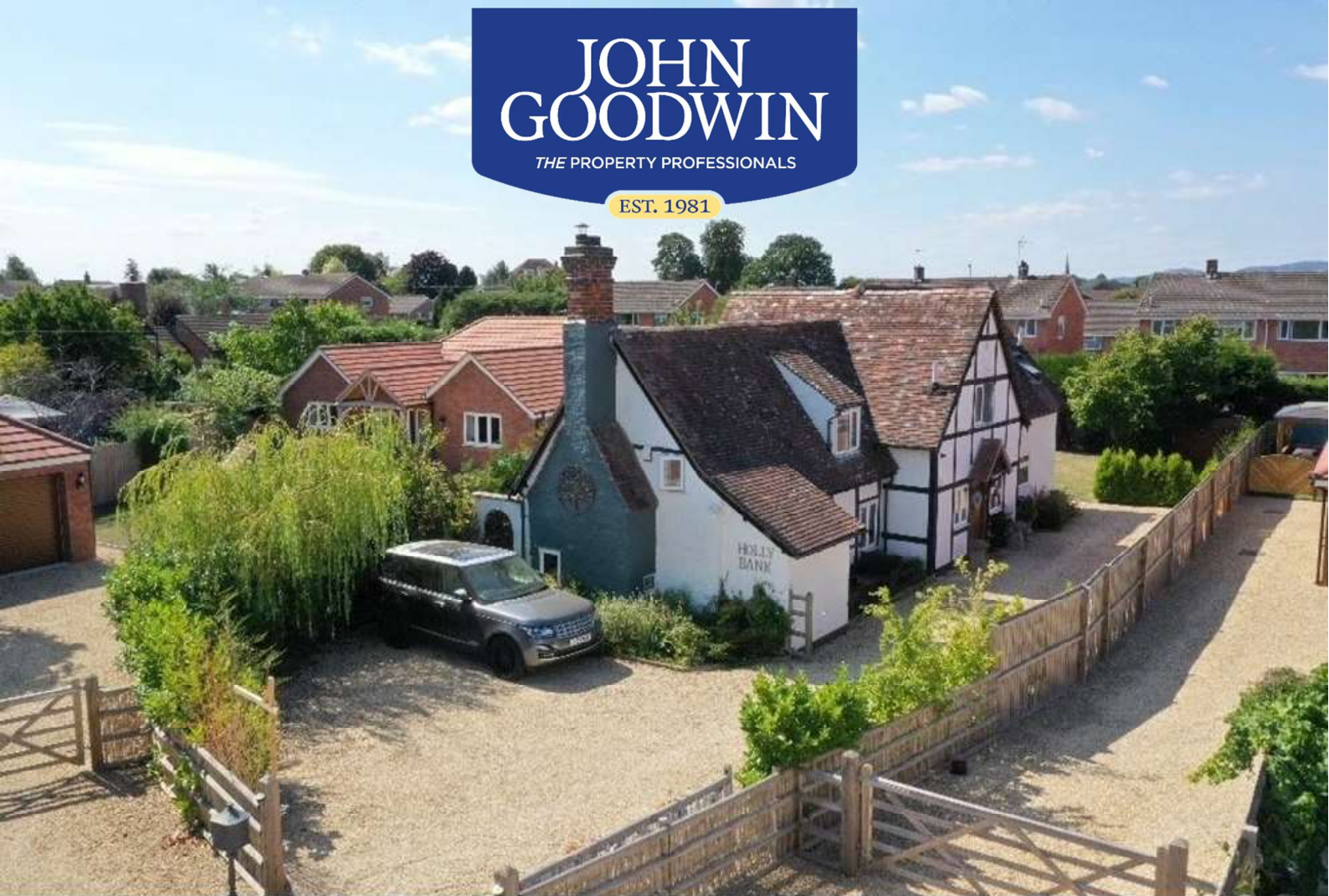


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Beautiful Detached Four Bedroom Character Cottage Oozing Charm And Spacious Living Accommodation Which Has Been Tastefully Updated Throughout. Sought After And Desirable Location With A Wrap Around Garden And Plenty Of Enclosed Parking. EPC F. NO ONWARD CHAIN.

Holly Bank - Offers in the region of £625,000

Ryall Road, Holly Green, Upton upon Severn, WR8 0PG

4 2 2



Holly Bank

Location & Description

The property enjoys a convenient and sought after position in the village of Holly Green, less than a mile from the busy and historic riverside town of Upton upon Severn where there is a comprehensive range of amenities including a good variety of supermarkets, shops, a sub Post Office with banking facilities, Cafe's, pubs and restaurants, a rugby club, library, church, medical centre with pharmacy and dentist and Upton primary school which follows onto the sought after Hanley Castle High School.

The town is well known for its thriving tourist industry and summer festivals and for its famous riverside marina. The larger towns of Malvern (eight miles), Worcester (ten miles) and Tewkesbury (six miles) are all within close proximity as is Junction 1 of the M50 motorway which is approximately three miles away. There are mainline railway stations at Pershore, Worcester and Malvern with direct links to London Paddington for the commuter.

Property Description

Holly Bank is a unique detached black and white period cottage which is believed to date back to the 1700's. The property has been tastefully updated by the current vendor and offers spacious and stylish accommodation throughout mixing the old with the new for the growing family.

Outside is a particular feature of this property with a south/westerly wrap around cottage garden, a feature well and patio areas to enjoy the evening sunset. There is plenty of off road parking all enclosed by a wooden five bar gate.

For families with children there is a bus that picks up the children on Ryall Road to Hanley Castle High School. Open countryside and good commuter links are close by.

Reception Hall

Solid Oak door to the front aspect, UPVC double glazed windows x two to the front aspect, stairs to the first floor, under stairs cupboard, radiator, built in double wardrobe (housing a hanging rail and storage above), wall light, ceiling light, telephone point, power points, central heating control gauge, exposed beams, door to the sitting room, door to the dining room and kitchen, door to:

Cloakroom

UPVC obscure double glazed window to the front aspect, radiator, wood laminate flooring, ceiling light, white wash hand basin, door to the toilet: UPVC obscure double glazed window to the side aspect, wood laminate flooring, white low level WC.

Living Room 8.00m (25ft 10in) x 4.70m (15ft 2in)

UPVC double glazed French style patio doors to the rear garden and patio seating area, UPVC double glazed windows x two to the rear aspect, UPVC double glazed windows x two to the front aspect, impressive feature inglenook fireplace with a stone surround and raised flagstone hearth with a wood burner and steel canopy above, original timbering to walls and exposed beams, power points, TV point, feature bar with a hidden bookcase front, wall lights x seven, radiator x two, plenty of room for a dining table.

Dining Room 4.44m (14ft 4in) x 4.34m (14ft)

UPVC double glazed window to the rear aspect, exposed beams, wood laminate flooring, power points, TV point, ceiling light, wall lights x four, radiator, fitted wooden unit with base cupboard and over head glass display cupboard, open plan to:





Kitchen 4.26m (13ft 9in) x 3.10m (10ft)

UPVC double glazed window to the rear aspect, fitted with a modern shaker style kitchen with solid wood work surface over, Belfast sink with mixer tap over, part tiled splashbacks, space for a Range style cooker with extractor fan and decorative corning over, space for an American style fridge/freezer, integrated dishwasher, power points, ceiling light, radiator, wood laminate flooring, opening to:

Rear Lobby

UPVC double glazed door to the rear aspect, tiled flooring, ceiling light, door to the utility room, door to the **Pantry** (housing UPVC obscure double glazed window to the side aspect, ceiling light, shelving).

Utility Room 2.68m (8ft 8in) x 1.78m (5ft 9in)

UPVC double glazed window to the side aspect, oil fired central heating boiler, worksurface with base cupboard under, space and plumbing for washing machine, wall cupboard, wood laminate flooring.

First Floor

Landing

The landing is split on two levels, built in storage cupboards x two, power point, wall lights x 2, access to roof space, doors to:

Bedroom 1 5.06m (16ft 4in) x 3.72m (12ft) max

UPVC double glazed windows to the rear and side aspect, built in storage cupboard, power points, TV point, radiator, door to:

En-suite Bathroom 2.30m (7ft 5in) 0 x 1.63m (5ft 3in)

Wooden Velux window to the front aspect, white suite comprising of a low level WC and wash hand basin, part tiled walls, chrome heated towel rail, fully tiled glass shower cubicle with a mains shower with rainbow shower head and hand held attachment, vinyl flooring.

Bedroom 2 5.04m (16ft 3in) x 3.35m (10ft 10in)

UPVC double glazed window to the rear aspect, power points, radiator.

Bathroom 1.86m (6ft) x 1.73m (5ft 7in)

UPVC obscure double glazed window to the front aspect, white three piece suite comprising of a panelled bath, a low level WC and wash hand basin, chrome heated towel rail, corner shower cubicle with a Triton electric shower and glass sliding doors, extractor fan, ceiling light, fully tiled walls, vinyl flooring.

Bedroom 3 4.54m (14ft 8in) x 4.39m (14ft 2in) max

UPVC double glazed windows x two to the rear and side aspects, radiator, exposed beams, power points, radiator, TV point.

Bedroom 4 3.66m (11ft 10in) x 2.51m (8ft 1in) max

UPVC double glazed window to the rear aspect, power points, exposed beams, radiator.

Outside

Front Garden

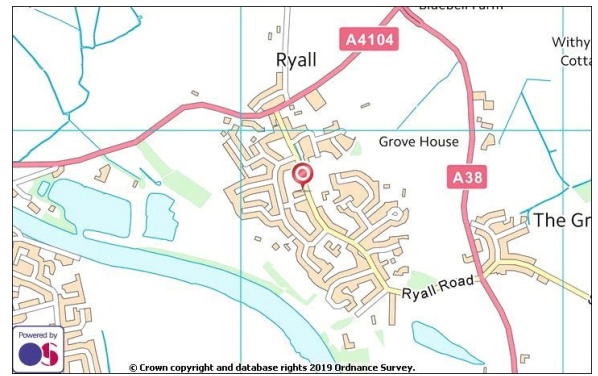
Wooden five bar gate leading to the spacious gravel driveway with plenty of parking, borders with plants and shrubs.

Rear Garden

Mainly laid to lawn and enclosed by wood panel fencing, large garden shed with double doors, feature well, paved patio area, low brick dwarf wall with plants and shrub borders, gravel patio area, outside lighting.

Directions

From the John Goodwin office in the High Street, proceed onto Church Street and over the River Severn bridge along the A4104 for approximately half a mile before turning right into Ryall Road. Continue for a short distance passing a turn to the right into The Beeches. The entrance to Holly Bank is just a few yards beyond this on the right hand side as indicated by our For Sale board.



Services

We have been advised that mains water, electricity and drainage 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 infer 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 purchases/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 "E"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is F (33).



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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.

