

**JOHN  
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



**WELL MAINTAINED TWO/THREE BEDROOM DETACHED BUNGALOW SITUATED IN A CUL-DE-SAC. THE PROPERTY OFFERS A MODERN FITTED KITCHEN, SPACIOUS LOUNGE WITH A FEATURE FIREPLACE, CONSERVATORY, BEDROOM THREE/DINING ROOM, MODERN SHOWER ROOM, PRIVATE SOUTH FACING REAR GARDEN, GARAGE AND OFF ROAD PARKING. EPC E. NO ONWARD CHAIN.**

**9 Ryall Meadow – Offers In The Region Of £355,000**

9, Ryall Meadow, Ryall, Worcestershire, WR8 0PJ

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## 9 Ryall Meadow

### 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 everyday shops, supermarkets, a sub post office/newsagents, a bakery and plenty of restaurants, pubs and cafe's alongside a sought after Doctors surgery with pharmacy and dentist, a library and rugby club.

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 for the commuter.

### Property Description

This well maintained two/three bedroom detached bungalow is situated in a cul-de-sac in the popular and sought after area of Ryall on the outskirts of Upton Upon Severn.

The property offers a modern fitted kitchen with spaces for electrical appliances, a good sized lounge with a feature fireplace, third bedroom/dining room and a conservatory looking over the private rear south facing garden with mature plants and shrubs, a feature brick wall to the rear and a paved patio area for entertaining with family and friends.

Further benefits include a modern fitted shower room, UPVC double glazing, a garage and off road parking.

UPVC obscure double glazed door to the side aspect to:

### Entrance Hall

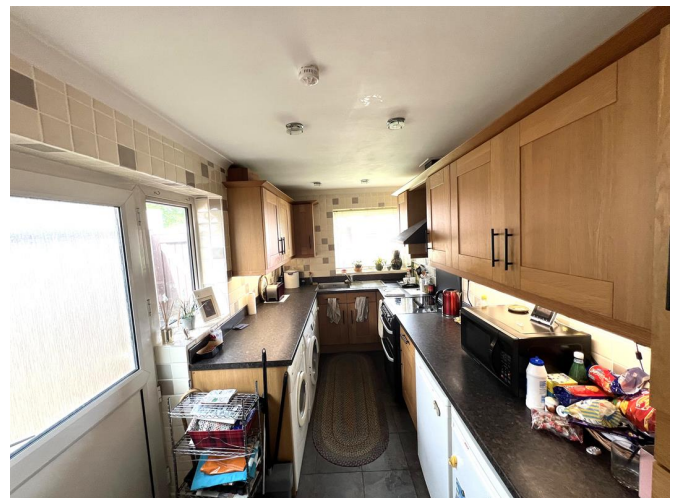
Two ceiling light points, one wall light, loft access, decorative coving, radiator, airing cupboard housing hot water tank and shelving and doors to:

### Sitting Room 14.83ft (4.52m) x 13.09ft (3.99m) Maximum

Ceiling light point, two wall lights, decorative coving, large front facing double glazed window allowing for plenty of natural light, radiator and feature fireplace with sandstone surround and mantle, coal effect electric fire.

### Breakfast Kitchen 15.84ft (4.83m) Maximum x 8.76ft (2.67m) Maximum

Recessed spotlights, decorative coving, dual aspect front and side facing double glazed windows, UPVC part double glazed opaque door providing access to the side of the property, radiator and tiled flooring. There are a range of base, wall and drawer units with roll top work surface over, tiled splash backs, stainless steel sink and drainer with mixer tap over, integral cooker hood and space for appliances to include a electric oven, under counter fridge and freezer, space and plumbing for a washing machine and tumble dryer.





**Master Bedroom 11.74ft (3.58m) Maximum x 11.41ft (3.48m) Maximum**

Ceiling light point, decorative coving, rear facing double glazed window, radiator and fitted bedroom furniture to include plenty of wardrobes, storage cupboards and bedside tables.

**Bedroom Two/ Dining Room 9.91ft (3.02m) x 7.90ft (2.41m)**

Ceiling light, decorative coving, radiator, opening to:

**Conservatory 0 (2.87Bedrooms) Maximum x 0 (2.79Bedrooms)**

Ceiling light point with fan, opaque roof, UPVC double glazed windows to all sides, double glazed French style doors opening onto the rear garden, radiator and tiled flooring.

**Bedroom Three 7.90ft (2.41m) x 6.99ft (2.13m)**

Ceiling light point, decorative coving, side facing double glazed window and radiator.

**Bathroom**

Recessed spotlights, decorative coving, side facing double glazed opaque window, chrome heated towel rail, tiled walls and flooring, inset wall mounted mirror, suite comprising of a walk in shower cubicle with a folding glazed screen and a mains shower, ceramic pedestal wash basin with mixer tap over and low level W.C, radiator.

**Garage/Workshop 27.16ft (8.28m) x 9.15ft (2.79m)**

Detached garage with up and over door to the front aspect, lighting and power, work surface, rear facing double glazed window and UPVC part double glazed door to the rear garden.

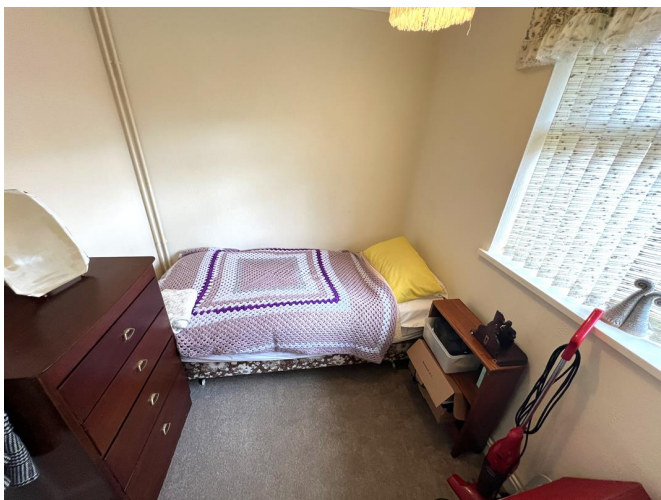
**Outside**

**Front Garden**

**Lawned area with borders, plants and shrubs, brick paved driveway with parking leading to the single garage. Side gated access to:**

**Rear Garden**

Private south facing garden with a lawned area with borders, plants and shrubs, feature brick wall to the rear aspect, paved patio seating areas, oil tank, wooden fence panels surround.



## Directions

From our John Goodwin office in the High Street, go towards the roundabout and take the second turning over the bridge onto the A4104, continue along this road and take the first turning on the right hand side into Ryall Road. Continue along this road and take the third turning on the right hand side into Ryall Meadow where the property can be found on the left hand side.



## Services

We have been advised that mains water and electric 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

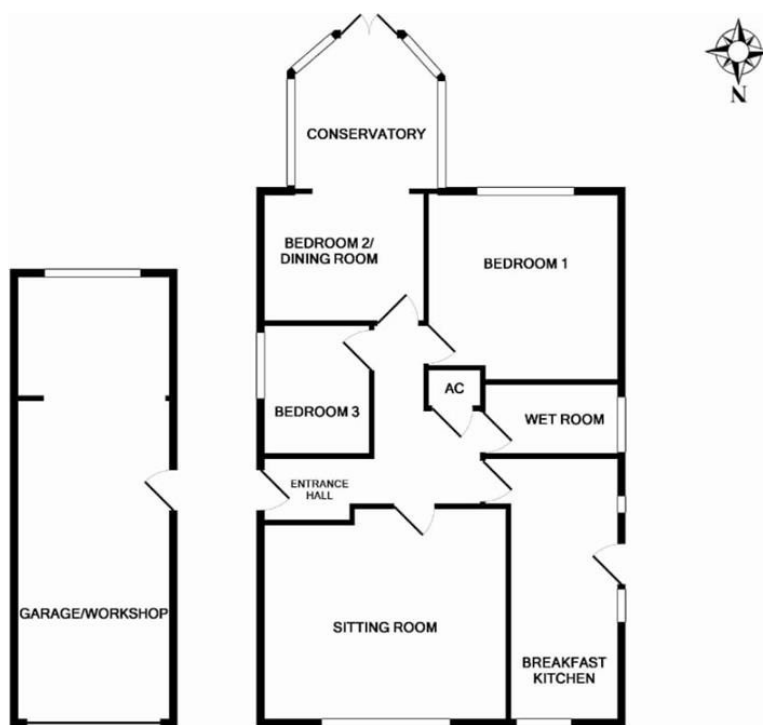
## Council Tax

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 E.



9 RYALL MEADOW  
TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (96.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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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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