

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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This Impressive Four Bedroom Detached Family Home Offers Modern And Spacious Accommodation For The Growing Family With A Good Sized Garden, Double Garage And Off Road Parking. EPC C.

80 Furrow Close - Offers in the region of £490,000

80 Furrow Close, Holly Green, Upton Upon Severn, Worcestershire, WR8 0RT



80 Furrow Close

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, restaurants and cafes alongside a bakery, newsagents/sub post office, Boots the chemist, toy shop/hardware store, book shops, hairdressers, a library, 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. 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 spacious family home offers a cul-de-sac location with a double garage and plenty of parking. Once inside the entrance hallway leads off to the Kitchen/Diner which is a wonderful space for using your culinary skills whilst entertaining with family and friends. The modern fitted kitchen has the added bonus of integral appliances and plenty of storage cupboards whilst the dining area offers plenty of room for a large dining table and patio doors to the rear garden. The lounge again is a good sized room with patio doors. A further reception room on the ground floor is currently being used as a play room but would equally make a good home office or study. There is a useful utility cloakroom adding to the appeal.

On the first floor the master bedroom offers a modern fitted En-Suite shower room. The further three double bedrooms are serviced by the modern fitted family bathroom.

Outside the sunny south/westerly facing garden fits well in proportion to the size of the house and have a paved patio area with a path leading to a raised decked patio area. The rest of the garden is mainly laid to lawn with raised sleeper borders with plants and shrubs. To the side the garden is laid out with a vegetable garden enclosed by a low picket fence and side gated access to the front of the property.

For families with children Upton Primary School is a short drive away and the bus for Hanley Castle High School can be caught on the Ryall Road just a few minutes walk away.

Entrance Hallway

UPVC obscure double glazed door to the front aspect, wood effect flooring, ceiling lights x two, radiator, smoke alarm, storage cupboard (housing the electric fuse box), power points, central heating control, stairs to the first floor, door to the under stairs storage cupboard, doors to the playroom, lounge, utility cloak room, door to:

Kitchen/Diner

UPVC double glazed window to the front aspect, UPVC double glazed French style double doors with windows to the side aspect to the rear aspect, fitted with a white modern kitchen with wall and base units and work work surface over, stainless steel one and a half bowl, sink and drainer with a stainless steel mixer tap over, integrated Electrolux waist high double oven, Zanussi gas hob with a stainless steel Electrolux extractor fan over, integrated AEG fridge/freezer, integrated Electrolux dishwasher, wood effect flooring, power points, ceiling light, inset ceiling spot lights, radiators x two, door to:





Lounge

UPVC double glazed French style double doors with windows to the side aspects, TV point, power points, radiator, central heating control for the lounge only (Hive), door to the hallway.

Playroom

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

Utility Cloakroom

Fitted with a white suite comprising of a low level WC and wash hand basin with mixer tap over fitted in base units with worksurface over, integrated washing machine, wood effect flooring, ceiling light, radiator, extractor fan, power points.

First Floor

Landing

Ceiling light, smoke alarm, radiator, door to the airing cupboard (housing the hot water tank and wooden slatted shelving), doors to:

Master Bedroom

UPVC double glazed windows x two to the front aspect, radiator, power points, TV point, ceiling lights x two, door to:

En-Suite Shower Room

Fitted with a white modern suite comprising of a low level WC and wash hand basin with a mixer tap over and part tiled splash backs, shower cubicle with a mains shower and glass door which is fully tiled, chrome heated towel rail, extractor fan, inset ceiling spot lights.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Family Bathroom

UPVC obscure double glazed window to the rear aspect, fitted with a white modern suite comprising of a panelled bath with a mains shower and glass shower screen over, low level WC and a wash hand basin with a mixer tap over, radiator, wood effect flooring, part tiled walls, extractor fan, inset ceiling spot lights.

Outside

Front Garden

Feature gravel areas, lawned area, shrubs, paved path to the front canopy porch and to the side with gated access to the rear garden, tarmac driveway with parking for four cars, leading to:

Double Garage

Up and over doors to the front aspect, power and lighting.

Rear Garden

Paved patio area with a paved path leading to the raised decked patio area, lawned area, raised feature sleepers with borders of plants and shrubs, small trees x two. The side garden is laid to lawn with a vegetable garden with has a low picket fence and side gated access to the front driveway and garages.



Directions

From the John Goodwin office in the High Street, go onto Church street and toward the roundabout, take the second turning over the bridge. Continue up and take the right hand turning at the top of the hill into Ryall Road. Take the next turning on the left hand side into Furrow Close. Follow the road up to the top follow it road to the right hand side where no. 80 can be found at the end of the cul-de-sac by one of our for sale boards.



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.

Viewing

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

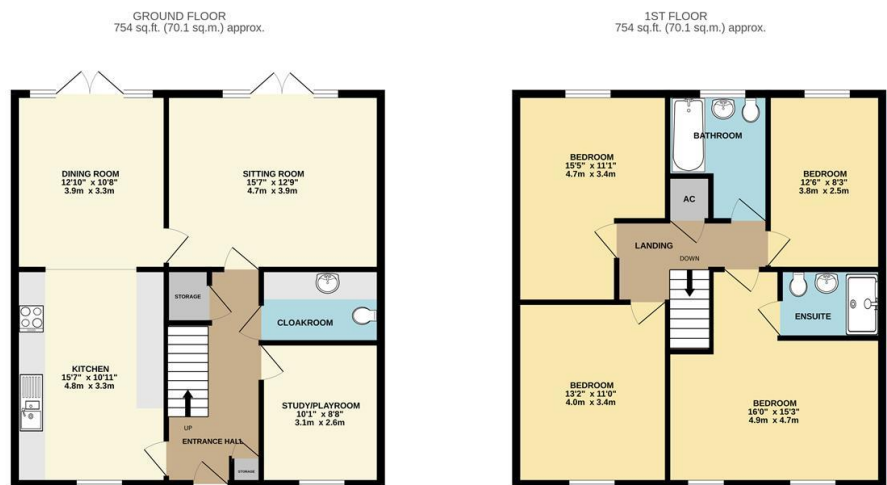
Council Tax

COUNCIL TAX BAND "F"

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 C.



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given 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 leasees 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.

