

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



Well Presented Four Bedroom Architect Designed Detached House Built In 2005, Set In A Private Road With A Garage And Off Road Parking. Offering Spacious Accommodation Throughout For The Growing Family. EPC C

2 Bromley Court - Offers in the region of £435,000

2, Bromley Court, Welland Road, Upton upon Severn, Worcestershire, WR8 0SU

 4  3  2



2 Bromley Court

Location & Description

Upton upon Severn is a pretty historic riverside town well known for its many festivals. The town is very popular and benefits from a medical centre a vets, newsagents/post office, a bakery, hardware store, book shops, supermarkets, restaurants, cafes and pubs.

For commuters and travellers the M50/M5 interchange motorway is approximately 3 miles away, with railway services at Great Malvern, Pershore and Worcester with direct links to London Paddington. For families with children there is Upton Primary School which follows onto the sought after Hanley Castle High School.

Property Description

2 Bromley Court is an architect designed four bedroom detached house built in 2005 and located on a private road in a small exclusive development of 3 similar properties. Located in a sought after and desirable area on the outskirts of the riverside town of Upton upon Severn, within driving and walking distance.

The house offers superb and flexible living space with an entrance hall, formal sitting room with patio doors to the rear garden and a feature fireplace, a dining room also with patio doors, a home office/study, a kitchen/breakfast room with integral appliances and a separate utility room. Upstairs there are four bedrooms; a master bedroom with an en-suite shower room, and three further bedrooms which are serviced by the larger than average main family bathroom with sloping ceilings making it a real feature. Further benefits include UPVC double glazing, gas central heating and a cloakroom.

Outside is a lovely low maintenance rear garden offering privacy and mature plants and shrubs with a wall mounted garden light, power supply for a corner water feature and a paved patio area for entertaining with family and friends. To the front of the property is a driveway large enough to accommodate two vehicles, leading to the single garage and a well maintained and neat front garden With a paved pathway leading to the front entrance door.

Entrance Hallway

UPVC double glazed front door with ornamental, opaque glass panel and matching side panel leading through to the spacious entrance hallway. Ceiling lights, radiator, power points, house alarm, smoke alarms x 2, doors leading to all downstairs rooms.

Sitting Room 20.70ft (6.31m) (Max into french door bay) x 17.88ft (5.45m) (Max)

A light and spacious room at the rear of the property, with a feature fireplace with stone surround and matching hearth and gas wood burner. UPVC double glazed windows in alcoves to either side of the fireplace. Radiator, power points, TV point, ceiling lights x two, UPVC double glazed French style double doors set in a bay style giving access and overlooking the rear garden.

Dining Room 11.32ft (3.45m) (Max) x 11.64ft (3.55m) (Max)

Double glazed UPVC French style doors overlooking and giving access to the rear garden. Ceiling light, power points and radiator.

Study 9.68ft (2.95m) (Max) x 9.45ft (2.88m) (Max)

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

Kitchen/Breakfast Room 14.69ft (4.48m) x 10.30ft (3.14m)

UPVC double glazed window to the front aspect, fitted with a matching range of base and wall units with work surface over, pan drawers and corner cupboards. Eye level integrated double oven, gas hob with Stainless steel triple extractor hood over, tiled splashbacks, one and a half ceramic sink with mixer tap over and drainer, radiator, under pelmet lighting, inset ceiling spotlights, power points, tiled flooring, door to:

Utility Room 10.89ft (3.32m) (Max) x 5.12ft (1.56m)

Fitted with a matching range of base and wall units with work surface over, stainless steel sink with drainer and mixer tap over, wall





mounted Worcester boiler, UPVC double glazed door to the side aspect, space and plumbing for washing machine and tumble drier, tiled flooring and splash backs, inset ceiling spotlights.

Downstairs WC

UPVC opaque double glazed window to the front aspect, low level WC and wash hand basin with a glass shelf and part tiled splash back over and storage cupboard under, radiator, extractor fan, tiled flooring and inset ceiling spotlights.

FIRST FLOOR

Landing

Access to loft hatch (insulated), UPVC double glazed window to the rear aspect, ceiling lights x two, power points, smoke alarm, doors to:

Master Bedroom 13.91ft (4.24m) x 10.99ft (3.35m)

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

En-suite Shower Room

UPVC double glazed obscure window to the front aspect, low level WC, wash hand basin and bidet, shower cubicle with glass sliding door and wall mounted mains shower, part tiled walls, inset ceiling spotlights, feature sloped ceilings, extractor fan, vinyl flooring.

Bedroom Two 16.43ft (5.01m) (Max) x 8.95ft (2.73m) (Widening to 4.97m at entrance to room)

A light and spacious room with windows to both the front and rear and feature sloping ceilings. Fitted with a range of sliding wardrobes. Radiator, power points, ceiling light, inset ceiling spotlights.

Bedroom Three 15.45ft (4.71m) (Max and to wardrobe doors) x 10.10ft (3.08m) (Max)

UPVC Double glazed window to the front aspect. Fitted with a range of sliding wardrobes. Radiator, power points and ceiling light.

Bedroom Four 10.33ft (3.15m) x 7.05ft (2.15m) (Min to wardrobe doors)

UPVC double glazed window to the rear aspect. Fitted with a range of storage cupboards, radiator, power points and ceiling light.

Bathroom 14.27ft (4.35m) (Max) x 8.92ft (2.72m) (Max)

A larger than average bathroom with feature sloping ceilings and a wooden Velux double glazed window. Panelled bath, hand basin and low level WC, inset ceiling spotlights, vinyl flooring, part tiled splash backs. Door to airing cupboard housing the water tank.

Outside

Front Garden

The front garden is mainly laid to lawn, with mature shrub borders, attractive railings and driveway with parking for two vehicles. To the side of the property is a further attractive and well planted area.

Rear Garden

Landscaped to provide an easily maintainable and attractive area with paved patios, gravel and established trees and shrubs. The area is accessed from either the sitting room, dining room or to the side of the property through a wooden gate.

Garage

Steel wood effect double doors to the front aspect, lighting and power.

Agents Note:

The vendor has made us aware that there was minor subsidence to the property in 2015/16 which has now been resolved. Note this may still affect insurance premiums. Any proceeding party should be aware the vendor has all the supporting documentation for the above. The private road for the four dwellings is the responsibility of the owners for the upkeep of the road. We have been informed by our vendors that there is a covenant at the property that the premises can not be used for a retail business.

Directions

From the John Goodwin Office in the High Street take the A4104 towards Welland, passing the Rugby ground and then the Doctors surgery follow the road uphill. Continue past the left hand turning signposted B4211 towards Gloucester and Monsell Lane also on your left hand side. Continue for 0.2 miles and after passing a row of white properties on your right, the private road into Bromley Court will be found just after the brown brick double fronted property and before the telephone pole on your right hand side by one of our for sale boards.



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 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 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 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

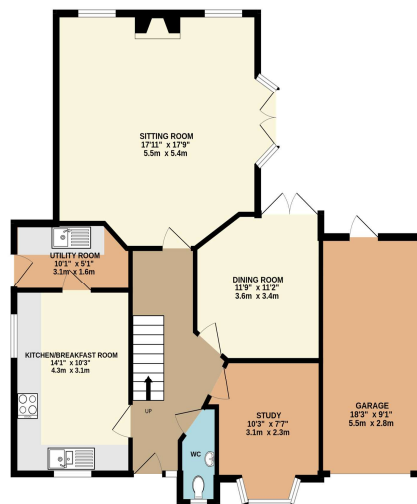
COUNCIL TAX BAND "F"

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

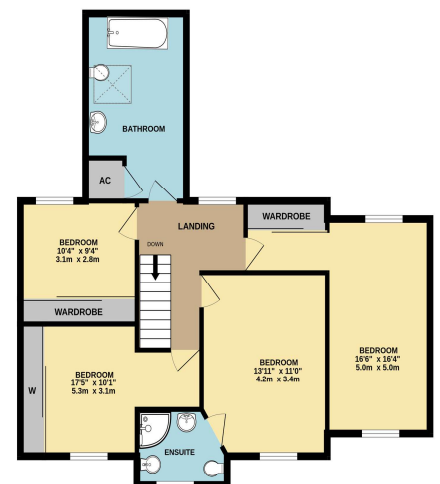
EPC

The EPC rating for this property is C (75).

GROUND FLOOR
996 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 1820 sq.ft. (169.1 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.

Made with Metropix ©2005

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.



Upton Office
01684 593125

9 High Street, WR8 0HJ
upton@johngoodwin.co.uk

