

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**IN NEED OF COMPLETE REFURBISHMENT AND UPDATING AN EXTENDED, THREE BEDROOMED SEMI DETACHED PROPERTY SITUATED IN A CONVENIENT LOCATION ON THE OUTSKIRTS OF UPTON UPON SEVERN BENEFITTING FROM OFF ROAD PARKING AND AN GENEROUS ENCLOSED GARDEN. ENERGY RATING "D" NO CHAIN**

## 33 Greenfield Road - Offers in Excess of £250,000

33 Greenfields Road, Upton upon Severn, Worcester, WR8 0SQ

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# 33 Greenfield Road

## 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 and restaurants alongside a library, rugby club, Doctors surgery with pharmacy and dentist. For families with children there is Upton Primary School which follows onto the sought after Hanley Castle High School.

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. Open countryside adds to the appeal.

## Property Description

33 Greenfields Road is an ex local authority, three bedroomed, semi-detached property in need of complete refurbishment and updating but having been extended in the past to create spacious living accommodation.

The house is initially approached over a driveway that allows parking for vehicles and gives access to the obscure glazed front door set under a wooden porch with pitched tiled roof. The accommodation benefits from gas central heating and double glazing and offers spacious accommodation which comprises in more detail of:

## Entrance Hall

Stairs to first floor, radiator, light point. Door to

## Living Room 7.05m (22ft 9in) into bay x 4.31m (13ft 11in)

A generous space with light points, radiators, Living Flame effect fire with feature fire surround. Door to rear hallway, understairs storage cupboard and feature archway and entrance to

## Dining Kitchen 4.49m (14ft 6in) x 4.08m (13ft 2in)

Fitted with a range of base and cupboard units with worktop over and integrated electric HOB, OVEN and extractor. Stainless steel sink unit with mixer tap and DISHWASHER under. Double glazed window, ceiling light point. Door to rear hallway (described later) and double glazed patio door opening to

## Conservatory 2.76m (8ft 11in) x 4.31m (13ft 11in)

Of a lean-to design with double glazed windows and double glazed patio door giving access to rear.

## Rear Hall

Door to living room, pedestrian door to side passageway giving access to the garden. Two double glazed windows and door opening through to

## Cloakroom

Low level WC, wall mounted wash hand basin, double glazed window.







## FIRST FLOOR

### Landing

Obscure double glazed window to side, light point, access to loft space. Doors to

### Bedroom 1 2.99m (9ft 8in) x 4.44m (14ft 4in)

Positioned to the front of the property. Double glazed window, overstairs storage cupboard, radiator, ceiling light point. Feature fireplace.

### Bedroom 2 5.01m (16ft 2in) x 2.76m (8ft 11in)

Double glazed window, ceiling light point, radiator and access to loft space.

### Bedroom 3 3.18m (10ft 3in) x 4.11m (13ft 3in)

Double glazed window to rear, ceiling light point and radiator.

### Bathroom

Low level WC, pedestal wash hand basin, panelled bath with electric shower over, obscure double glazed window, tiled splashback and radiator. Ceiling light point and wall mounted shaver point.

### Outside

To the rear the garden initially has a paved patio area leading to a paved path that leads past a lawn with mature Apple tree to the bottom of the garden where there is a GREENHOUSE. The garden is enclosed by fenced and hedged perimeter. Within the grounds there is a timber framed WORKSHOP 8' x 7'11. Gated pedestrian access to front.

## Directions

From the centre of Upton proceed along Old Street, uphill past the Doctors' Surgery/Health Centre to the top of Tunnel Hill. Ignore the left hand turn towards Longdon and Gloucester continuing along the Welland Road, after a short distance take the next right turn into Greenfields Road and number 33 can be found after a short distance on the left hand side as indicated by the Agent's For Sale board.



## Services

We have been advised that mains gas, electricity, water 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 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

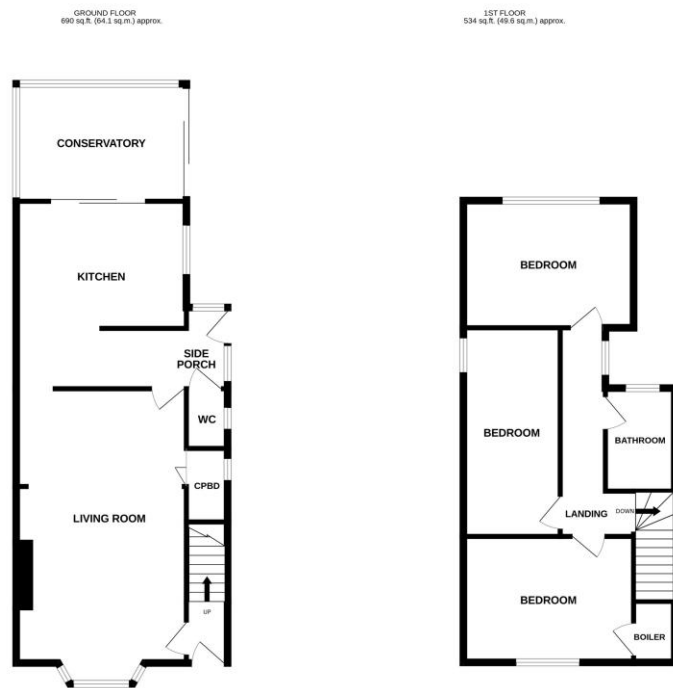
## Council Tax

COUNCIL TAX BAND "C"

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 D (68).



33 GREENFIELDS  
TOTAL FLOOR AREA: 1224 sq ft (113.7 sq m) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, rooms and gardens are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and does not constitute an offer of any kind. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Interplan 12/2015

## 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.



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