



## 1 Saffron Grove, Upton-Upon-Severn, WR8 0SY

£525,000

A beautifully presented, detached, four bedroom, former show home, with landscaped gardens and double garage situated on the outskirts of Upton and within catchment for Hanley Castle High School. The versatile accommodation comprises of; canopy porch, sitting room, study, 30ft open plan family room and upgraded dining kitchen with A rated integral appliances, utility, cloakroom, main bedroom with built in wardrobes and en-suite, three further bedrooms, main family bathroom. Further benefits include; dual zone gas central heating, triple glazing, alarm system, double garage with electric door and block paved driveway, landscaped rear garden and a NHBC guarantee with 6 years remaining. For sale with no onward chain.



# 1, Saffron Grove, Upton-Upon-Severn, WR8 0SY

## ENTRANCE

Canopy porch, outside courtesy light, obscure glass triple glazed door into:

## ENTRANCE HALL

Recessed ceiling down lighters, coving, radiator, Karndean wood plank effect flooring, stairs to first floor with under stairs cupboard. Doors to:

## SITTING ROOM 13'8" x 11'4" (4.18m x 3.47m)

Front aspect triple glazed window, recessed ceiling down lighters, coving, radiator, double doors to family room.

## STUDY 11'9" x 7'4" (3.60m x 2.25m)

Front aspect triple glazed window, recessed ceiling down lighters, radiator.

## CLOAKROOM 5'10" x 3'10" (1.79m x 1.19m)

Recessed ceiling down lighters, extractor, contemporary white suite comprising: floating wash hand basin with storage below, hidden cistern push flush WC, heated chrome towel rail, part tiled walls, continued Karndean flooring from hallway.

## FAMILY DINING KITCHEN 30'6" x 10'1" (9.32m x 3.09m)

A fabulous open plan family dining kitchen running the full width of the property comprising of:

## FAMILY AREA 11'4" x 10'2" (3.47m x 3.11m)

Rear aspect triple glazed double doors to the rear garden patio with matching full height windows to both sides, recessed ceiling down lighters, coving, radiator, high level power points for wall mounted television, Karndean flooring, open plan to:

## DINING KITCHEN 19'1" x 10'1" (5.84m x 3.09m)

Rear aspect triple glazed double doors to rear garden patio and additional triple glazed window, recessed ceiling down lighters, extractor, fitted kitchen comprising of a range of floor and wall mounted contrasting grey units under a grey stone work surface, one and a half bowl stainless steel inset sink unit with mixer tap over, integral stainless steel five ring gas hob with stainless steel extractor over, integral double ovens, integral microwave, integral dishwasher, integral fridge, integral freezer, space for dining table and chairs, radiator, continued Karndean flooring, door to:

## UTILITY 7'7" x 5'10" (2.33m x 1.80m)

Recessed ceiling down lighters, extractor, fitted double cupboard with sink to match kitchen, space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, radiator, continued Karndean flooring, obscure glass triple glazed door to side passage.

## LANDING

Front aspect triple glazed window, two ceiling light points, access to roof space, smoke alarm, radiator, built in airing cupboard containing unvented hot water cylinder and slatted shelving, doors to:

## BEDROOM ONE 12'1" x 11'7" (3.70m x 3.54m)

Rear aspect triple glazed window, ceiling light point, radiator, built in double wardrobe with hanging rail and shelving. Door to:



### **ENSUITE 6'2" x 5'2" (1.90m x 1.60m)**

Rear aspect obscure glass triple glazed window, recessed ceiling down lighters, extractor, contemporary white suite comprising: floating wash hand basin with storage below, corner shower cubicle with rainfall and body showers, push flush WC, heated chrome towel rail, part tiled walls, tiled floor.

### **BEDROOM TWO 11'10" x 11'8" (3.62m x 3.58m)**

Front aspect triple glazed window, ceiling light point, radiator, built in double wardrobe with hanging rail and shelving.

### **BEDROOM THREE 11'7" x 9'5" (3.54m x 2.88m)**

Front aspect triple glazed window, ceiling light point, radiator, built in double wardrobe with hanging rail and shelving.

### **BEDROOM FOUR 10'9" x 8'5" (3.30m x 2.57m)**

Rear aspect triple glazed window, ceiling light point, radiator.

### **FAMILY BATHROOM 6'9" x 6'3" (2.06m x 1.92m)**

Rear aspect obscure glass triple glazed window, recessed ceiling downlighters, extractor, white contemporary suite comprising: floating wash hand basin with storage below, shaver socket to side, hidden cistern push flush WC, panel bath with mixer shower over and screen to side, heated chrome towel rail, part tiled walls, tiled floor

### **FRONT GARDEN**

Accessed from Saffron Grove the front garden is mostly laid to lawn situated behind a metal railing fence with beech hedging. A paved path leads to the front door with shrub beds immediately in front of the property. A block paved driveway provides parking for two cars in front of the double garage, with a path leading from the drive to the front door, and gated access to the rear garden.

### **REAR GARDEN**

Professionally landscaped and stocked by the developer rear garden mostly laid to lawn with a wide patio accessed via double doors from both the family room and the dining kitchen, providing plenty of space for outside dining and entertaining. The borders to the rear and the side and laid to flowers and shrub beds. Exterior lighting overlooking the patio. Outside cold water tap.

### **DOUBLE GARAGE 17'7" x 18'1" (5.37m x 5.53m)**

Double front aspect electric up and over style door, power and light, eaves storage.

### **DIRECTIONS**

From the Allan Morris office in Upton town centre, proceed in a southerly direction towards Tunnel Hill. Follow the road past the Upton Surgery up the hill and around to the right into Tunnel Hill. After short distance, turn left into Saffron Grove where the property is the first on the left hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call us on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)





**TENURE:** We understand the property to be freehold but this point should be confirmed by your solicitor.

**MANAGEMENT CHARGE:** £270 paid in 2 instalment's per annum for maintenance and up keep of the green areas of the site paid to a separate management company.

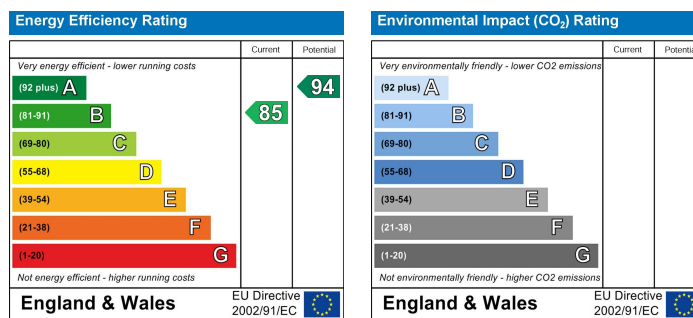
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains electricity, gas, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: F

**ENERGY PERFORMANCE RATINGS:** Current: B85 Potential: A94

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700



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