



**Brookfields Strensham Road, Upton-Upon-Severn, WR8
OPS**

Offers Over £450,000

An immaculately presented and substantially refurbished detached three bedroom bungalow on the edge of open countryside with garage and level private gardens. The versatile accommodation comprises; entrance hall, lounge diner with doors to the private garden, refitted kitchen, three double bedrooms, refitted bathroom. Further benefits include; central heating and double glazing, detached garage with gardeners WC and workshop space to rear, driveway for three or four cars, private level gardens with glorious views over countryside to rear and side, and planning permission for attic conversion.



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ENTRANCE

Recess porch, ceiling light point, tiled floor, obscure glass double glazed door to:

ENTRANCE HALL

Three ceiling light points, access to roof space with potential for loft conversion (planning permission granted), radiator, built in boiler cupboard containing wall mounted Worcester LPG fired boiler, built in coats cupboard with coat hooks and doors to:

LOUNGE/DINER 25'4" x 11'10" ? 10'10" (7.73m x 3.62m ? 3.32m)

Dual aspect with twin side facing double glazed window and rear aspect double glazed sliding doors to rear garden patio enjoying glorious private views over farmland and open countryside to the rear, two ceiling light points, coving, feature stone fire surround and hearth with FM living flame effect gas fire (LPG), two radiators, space for a table and chairs.

KITCHEN 13'11" x 11'0" ? 8'7" (4.26m x 3.36m ? 2.63m)

Rear aspect double glazed window overlooking rear garden to stunning open countryside views beyond, recessed ceiling downlighters, re-fitted kitchen comprising: range of floor and wall mounted cream units under a wood block effect work surface, stainless steel one and a half single drainer sink unit, integral electric hob with oven below and discrete extractor over, integral slimline dishwasher, space and plumbing for washing machine, space for further appliances, space for tall fridge freezer, radiator, wood plank effect flooring, obscure glass double glazed door to rear garden.

BEDROOM ONE 11'11" x 10'11" (3.64m x 3.33m)

Front aspect double glazed raised bay window, ceiling light point, coving, wide range of fitted bedroom furniture, radiator.

BEDROOM TWO 12'0" x 10'11" (3.66m x 3.33m)

Dual aspect with front facing double glazed bay window, side aspect double glazed window, ceiling light point, coving, radiator.

BEDROOM THREE 12'0" x 10'10" (3.67m x 3.31m)

Side aspect double glazed window, ceiling light point, coving, radiator.



BATHROOM 8'3" x 7'1" (2.53m x 2.17m)

Rear aspect obscure glass double glazed window, ceiling light point, extractor, refitted four piece white suite comprising: panel bath with Mira bath shower over, corner shower cubicle with Mira shower, wash hand basin with storage below, hidden cistern WC, heated chrome towel rail, part tiled walls.

FRONT GARDEN

Accessed via a stone chip driveway from the road which provides parking for four or five cars and leads to the garage. To the front of the property is a maintained hedge sitting in front of a formal lawn with mature flower and shrub bed, a paved path leads from a pedestrian gate off the drive to the front door, pedestrian access to either side.

REAR GARDEN

Good sized private rear garden with stunning views over surrounding countryside. Initially to the rear of the property is a paved area with space for table and chairs and space for outside entertaining. This is mirrored to the space between the bungalow, garage with space again for a table and chairs, steps lead down to a level lawn with hedges to the boundaries, mature rose beds and flower shrubs beds to the side and rear.

GARAGE 28'8" x 10'0" (8.75m x 3.05m)

Front aspect up and over door, window to side and rear, eaves storage, power and light. To the rear of the garage is a gardening cloakroom with rear facing window, ceiling light point, pedestal wash basin, WC, wood effect floor.

DIRECTIONS

From Upton proceed over the river bridge to the turning to Ryall and follow Ryall Road till reaching the A38. Cross the main road and proceed through Ryall Grove, the property will be found on the left hand side just before leaving the hamlet. To book a viewing or with any queries please call the office on 01684 891348 or email upton@allan-morris.co.uk





TOTAL APPROX. FLOOR AREA 1333 SQ.FT. (123.9 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.
 Made with Metshape 10/2012

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

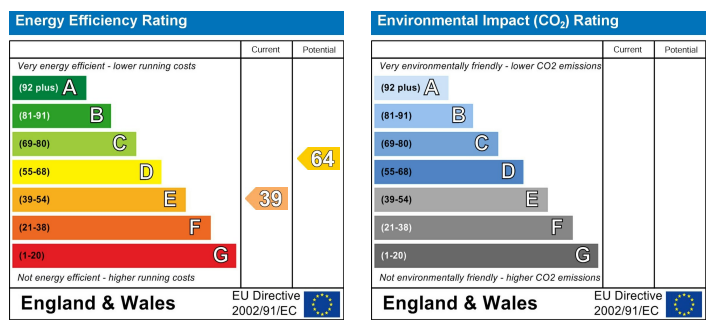
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price.

SERVICES: Mains electricity, water and drainage are connected. Central heating is LPG Fired. 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) Band: E

ENERGY PERFORMANCE RATINGS: Current: E39 Potential D64

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



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