



41 The Beeches, Upton-Upon-Severn, WR8 0QQ

£475,000

A spacious, detached family home, in a quiet location, just outside Upton-on-Severn, conveniently located within a short drive of Worcester and the M50, gateway to M5 North and South.

The property has four, multi-purpose reception rooms plus a kitchen with breakfast room and four double bedrooms, with potential to do some updating. The property offers extensive, versatile accommodation comprising:- porch and cloakroom, large central reception hall with open tread staircase, large study, lounge with patio doors, dining room with double doors to hall and patio doors to garden, breakfast room open to kitchen, side passage, integral garage, four bedrooms, ensuite and family bathroom. The property has oil fired central heating and double glazing. There is a generous driveway with room for three cars, to the front of the property. The rear garden is of a good size and is level with a shed and greenhouse.

The property is offered for sale with no onward chain.



41, The Beeches, Holly Green, Upton-Upon-Severn, WR8 0QQ

uPVC door opens to:

PORCH

With door to cloakroom, hanging for coats, tiled floor, opaque multi paned door to reception hall.

CLOAKROOM

Front aspect opaque double glazed window, wash basin with fitted cupboards under and concealed cistern WC, tiled floor, radiator.

RECEPTION HALL

With polished wood block floor, open tread staircase to first floor, double radiator, further radiator with fretwork surround, door to under stairs cupboard. Doors to:

STUDY

Front aspect double glazed bow window, double radiator below, Open Reach master socket.

LOUNGE

Side aspect double glazed window, rear aspect double glazed patio doors to garden, fireplace with timber surround and electric fire, two double radiators.

DINING ROOM

Rear aspect double glazed French doors to garden with matching side windows, radiator, door to kitchen.

BREAKFAST ROOM

Side aspect half opaque glazed door to side passage, double radiator, wall mounted shelving. Door to cupboard, central heating control panel. Open to:

KITCHEN

Rear aspect double glazed window, door to dining room. Fitted wooden kitchen units with soft close cupboards and drawers and including one and a half bowl single drainer sink unit, four ring electric hob with filter hood over, built in oven and microwave, plumbing for dishwasher (appliance available by negotiation).

SIDE PASSAGE

With poly carbonate roof, opaque glass doors to front and rear. Door to garage, fitted cupboards, tiled floor.

GARAGE

Up and over door, wall mounted cupboard, single drainer sink unit, floor mounted cupboards, plumbing for washing machine and tumble dryer (appliances available by separate negotiation), floor mounted Worcester oil fired central heating boiler.



HALF LANDING

With front aspect double glazed window.

LANDING

With hatch to loft space, radiator, door to airing cupboard with hot water tank and shelving. Doors to:

BEDROOM

Front aspect double glazed window, radiator under, fitted wardrobe to one wall with hanging and shelving.

BEDROOM

Rear aspect double glazed window, radiator under, built in double wardrobe with cupboards over and double doors to built in shower enclosure with Triton electric shower, built in single wardrobe with double hanging.

BATHROOM

Rear aspect opaque double glazed window, large corner bath with seat, mixer tap and shower over with folding shower screen, wash basin with cupboard under and to the side, WC, radiator.

BEDROOM

Rear aspect double glazed window, radiator under, built in double wardrobe with double cupboard over.

BEDROOM

Front and side aspect double glazed windows, two radiators. Door to:

ENSUITE

Shower enclosure with thermostatic shower, wash basin with mixer tap, close coupled WC, heated towel rail, tiled walls, sensor illuminated mirror.

OUTSIDE

At the rear there is a patio adjoining the house. A greenhouse and shed to the side of the lawn, with composting area beyond. Mature flower beds, access along side of house to the front.

At the front there is off road parking for three cars, with an open plan small area of garden.

DIRECTIONS

From the Allan Morris Upton upon Severn office proceed over the river bridge. After passing the Marina on the right follow the road and take the turning right into Ryall then the second turning right into The Beeches where the property can be found right 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





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

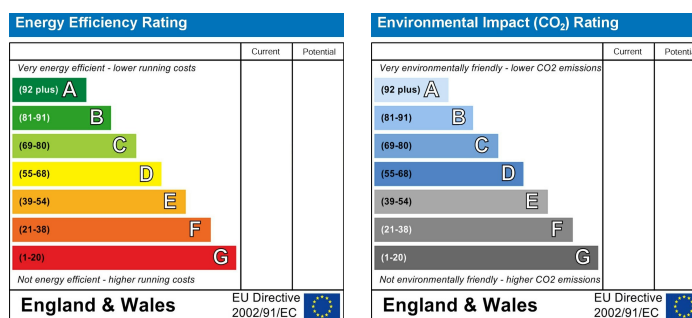
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Heating is oil 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); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: Potential:

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



- Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
 - (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
 - (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
 - (iv) Rents quoted in these particulars may be subject to VAT in addition, and
 - (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester
Upton upon Severn

Droitwich
Pershore

Redditch
Kidderminster

Bromsgrove
Stourport on Severn

Barnt Green
Bewdley

Malvern
Mayfair London