



**1 Packers Hill, Worcester, WR8 0SG**

**£340,000**

A SEMI-DETACHED FAMILY HOME IN A POPULAR RESIDENTIAL AREA ON THE OUTSKIRTS OF UPTON

This well proportioned family home is located opposite a recreational green area and has ample parking at the front of the house. Comprising:- uPVC double glazed porch, large sitting room with log burner, dining room with French doors to garden, kitchen with extra built in storage space, utility room, ground floor shower room, three bedrooms and a family bathroom. The rear garden is large with great potential, currently with lawn, rockery, patio and summerhouse. Benefitting from gas central heating from a recently refitted boiler and double glazing and offered for sale with no onward chain.





# 1, Packers Hill, Upton-Upon-Severn, Worcester, WR8 0SG

uPVC door and matching side panels, opens to:

## PORCH

With vinyl floor, multi pane door and side window opens to:

## LIVING ROOM

With front aspect double glazed window, radiator under, stairs to first floor, log burner with tiled hearth, further double radiator. Doorway to:

## DINING ROOM

French double glazed doors to garden, double radiator. Doorway to:

## KITCHEN

Rear aspect double glazed window, fitted kitchen units to eye and base level with one and a half bowl single drainer sink unit with mixer tap, electric hob with filter hood over, oven under, integrated dishwasher, alcove with space for fridge freezer, open under stairs storage area with shelving. Multi pane door to:

## UTILITY AREA

With space and plumbing for washing machine and tumble dryer, radiator, door to garage, door to shower room, uPVC double glazed door to garden.

## SHOWER ROOM

Rear aspect opaque double glazed window, shower enclosure with Triton electric shower, wash basin, WC, heated towel rail, extractor fan.

## GARAGE

Up and over door, light and power.

## FIRST FLOOR LANDING

Side aspect opaque double glazed window, hatch to loft space, door to airing cupboard with Worcester combi boiler.

## BEDROOM ONE

Front aspect double glazed window, built-in double wardrobe with cupboards over.

## BEDROOM TWO

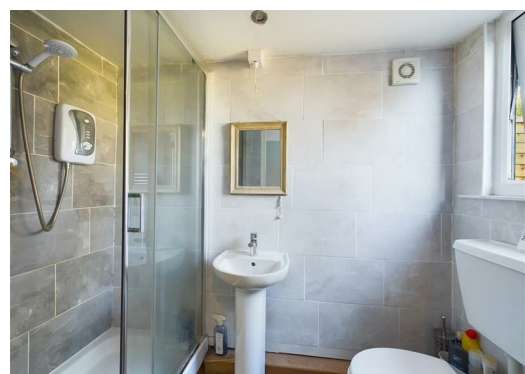
Rear aspect double glazed window, radiator under.

## BEDROOM THREE

Front aspect double glazed window, radiator under, door to built-in cupboard.

## BATHROOM

Rear aspect opaque double glazed window, corner bath with telephone style shower, WC, wash basin.



## OUTSIDE

Large block paved patio adjoining the house with raised rockery style bed to side, block paved path to summer house, lawn with mature Japanese Maple to the side, fenced boundaries. The summerhouse has French doors and front aspect windows.

The front block paved area is wide enough for three vehicles to park off the road. (The dropped kerb is one and half vehicle width)

## DIRECTIONS

From the Allan Morris Upton office, turn right and follow road up Tunnel Hill onto the Welland Road. Take the first turning right into Greenfields Road then take the second right turn into Packers Hill. No 1 is on the left.

For further information, or to arrange a viewing, please contact us on 01684 891348 or 01684 561411.







**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

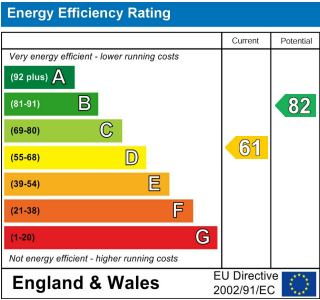
**SERVICES:** Mains gas, electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

**ENERGY PERFORMANCE RATINGS:** Current: D61 Potential: B82

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

## EPC      Material Information Report



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