



## 4 Welland Road, Upton-Upon-Severn, WR8 0SJ

£330,000

An extended, spacious, three bedroom semi detached family home with garage/workshop and long rear garden for sale with no onward chain. The accommodation comprises; Entrance hall, large sitting room, separate dining room, kitchen, utility/boot room with space & plumbing for washing machine, downstairs shower room with shower, WC & wash hand basin, three bedrooms & upstairs WC. Further benefits include new gas fired boiler, double glazing, rear patio & long rear garden, garage/workshop with electric door & off road parking. No onward Chain.



## 4, Welland Road, Upton-Upon-Severn, WR8 0SJ

### ENTRANCE PORCH

Access via part obscure glass double glazed front door with double glazed windows to front and side, ceiling light point, quarry tiled flooring, door to:

### ENTRANCE HALL

Ceiling light point, radiator, wood plank effect flooring, stairs to first floor. Doors to:

### SITTING ROOM 19'11" max x 14'1" max (6.09m max x 4.30m max)

L shaped, front aspect double glazed window, two ceiling light point, coving, two radiators, opened fire place with wooden mantle.

### DINING ROOM 11'9" max x 9'2" (3.59m max x 2.81m)

Front aspect double glazed window, ceiling light point, coving, radiator, wood plank effect flooring.

### BREAKFAST KITCHEN 12'3" x 10'3" (3.74m x 3.13m)

Rear aspect double glazed window looking down the rear garden, two ceiling light points, fitted kitchen comprising: range of floor and wall mounted cream units with a stone effect worktop, stainless steel one and a half bowl sink unit, integral electric hob with discrete extractor over, integral double ovens, radiator. Door to:

### UTILITY/BOOT ROOM 12'6" x 11'11" (3.82m x 3.65m)

L shaped - three rear aspect double glazed windows, ceiling light point, stainless steel sink unit, storage cupboards below, space and plumbing for washing machine, space for further appliances, radiator, walk-in under stairs cupboard and pantry with light, double glazed door to rear garden. Door to:

### BATHROOM 16'1" x 5'5" (4.91m x 1.66m)

Dual aspect with rear and side facing double glazed obscure glass windows, two ceiling light points, white suite comprising: wide shower cubicle with Mira Sport shower, pedestal wash hand basin, WC, wall mounted Worcester gas boiler, radiator, part tiled walls.

### LANDING

Front and rear aspect double glazed windows, ceiling light point, access to roof space. Doors to:



**BEDROOM ONE 14'2" max into wardrobe x 11'8" (4.33m max into wardrobe x 3.57m)**

Front aspect double glazed window, ceiling light point, radiator, wide range of fitted bedroom furniture to include wardrobe, bespoke cabinets, dressing table and chest of drawers, matching airing cupboard with hot water cylinder and slatted shelving.

**BEDROOM TWO 13'0" x 9'4" max (3.97m x 2.85m max)**

Front aspect double glazed window, ceiling light point, radiator, built-in double wardrobe and overhead cupboards to chimney recess.

**BEDROOM THREE 10'11" x 8'0" (3.34m x 2.46m)**

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

**CLOAKROOM**

Rear aspect obscure glass double glazed window, ceiling light point, WC and wash hand basin, part tiled walls.

**FRONT GARDEN**

Good sized front garden set behind a mature hedge, access via a tarmac drive which continues to the rear of the property and to the garage/workshop. Front garden is mainly laid to stone chip to provide parking for three cars with a lawn surround and flower and shrub borders.

**REAR GARDEN**

Long rear garden with initial patio space with plenty of room for table and chairs for al fresco dining and entertaining. This opens to a lawn with paths running through leading to a rear area of the garden with options for veg and fruit borders with a timber garden shed to the side.

**GARAGE/WORKSHOP 16'6" x 14'10" (5.03m x 4.53m)**

Access via an electric roller shutter door to the front, windows to side and rear, double glazed door to rear garden, power and light.

**DIRECTIONS**

From the Allan Morris office in Upton 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. The property can be found on the 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](mailto:upton@allan-morris.co.uk)





Approximate total area<sup>(1)</sup>  
112.16 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**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

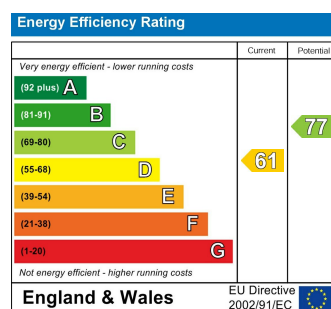
**SERVICES:** Mains electricity, gas, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

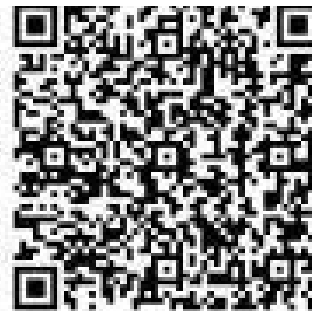
**ENERGY PERFORMANCE RATINGS:** Current: D61 Potential: C77

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

## EPC



## Material Information Report



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:

- 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;
- 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;
- 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;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn