



Allan Morris
estate agents

**3 Grove Cottage, Grove Crescent, Ryall, Upton-
Upon-Severn, WR8 0PP**

 **MAYFAIR**
OFFICE GROUP

Grove Crescent, Upton-Upon-Severn, WR8 0PP

An immaculate and unique property that has been thoughtfully extended and upgraded throughout that offer spacious and flexible accommodation. Comprising; entrance hall/boot room, sitting room with wood burner, fantastic open plan kitchen dining family room that opens to the front and rear gardens, utility room, study and cloakroom. To the first floor are three double bedrooms, master bedroom has a feature vaulted ceiling, walk in wardrobe and en-suite shower room, as well as a family bathroom. The property sits in generous gardens front and rear, with a 4/6 car driveway, detached garage that has been arranged as a workshop and home office/occasional bedroom with a wet-room. This area has the potential to be an annex or additional accommodation subject to planning and building regs. The property is beautifully presented and found in a cul de sac position in Ryall just outside Upton, with excellent access to the A38 and M5. We highly recommend a viewing to appreciate the position, accommodation and quality of property on offer.



PORCH/BOOT ROOM 5'7" x 5'4" (1.71m x 1.63m)

Composite side door to the driveway area, uPVC window, door to the kitchen.

OPEN PLAN KITCHEN DINING FAMILY ROOM 24'4" x 15'8" max (7.44m x 4.78m max)

Dual aspect, with front and rear facing windows, uPVC French patio doors open to the front and rear gardens, wood effect flooring throughout, contemporary Shaker style kitchen with a range of eye and base level units, extensive worktops including a large central island unit, integrated electric double oven, induction hob with extractor over, inset sink, integrated dishwasher, space for American style fridge freezer, space for large dining table, snug/tv area with space for seating, three tall contemporary radiators, staircase to the first floor with understairs storage cupboards, wall mounted TV point, spot lighting and wall light points. Doors to;

SITTING ROOM 12'6" x 11'4" (3.83m x 3.47m)

Front facing wooden front door, front facing uPVC window, recessed fireplace with a cast iron wood burner, television point, radiator, exposed beam, door to;

UTILITY ROOM 12'4" x 4'6" (3.78m x 1.38m)

Rear facing Velux window, storage units with plumbing for washing machine, floor mounted oil-fired boiler, spot lighting, door to;

CLOAKROOM

Side facing obscured uPVC window, low level WC, wash basin, radiator.

STUDY 8'3" x 6'2" (2.54m x 1.88m)

Rear facing uPVC window overlooking the garden, radiator, spot lighting, phone and broadband point.

FIRST FLOOR - LANDING

Loft access, doors to;

BEDROOM ONE 12'0" x 11'2" (3.68m x 3.42m)

Dual aspect with front and side facing uPVC windows, feature vaulted ceiling, radiator, television point, wall light points, walk in wardrobe with hanging rails. Sliding pocket door opens to;

EN SUITE

Velux window, shower cubicle with rainfall shower, vanity unit with wash basin, extractor fan, heated towel rail, spot lighting.

BEDROOM TWO 12'8" x 11'10" (3.88m x 3.63m)

Front facing uPVC window, period bedroom fireplace, exposed beam, radiator, built in wardrobe.

BEDROOM THREE 11'8" x 9'1" (3.58m x 2.79m)

Rear facing uPVC window, radiator.

BATHROOM 8'4" x 6'1" (2.56m x 1.87m)

Front facing obscured double glazed window, panel bath with shower attachments over, corner shower cubicle, wash basin, low level WC, heated towel rail, extractor fan, spot lighting.

OUTSIDE

FRONTAGE

Stone chipping driveway for 4/6 cars leads to the garage. Front garden is enclosed by timber fencing, laid to slab patio seating area, with stone chippings and lawn. with a farmer water hand pump.

REAR GARDEN

Laid to a timber decked seating area, stone chippings, section of lawn and artificial grass, outside power points, lighting and tap, gated side access, space behind a gated fence for storage that contains the oil tank for the central heating. Doors to the garage/home office.

GARAGE/WORKSHOP 15'3" x 7'10" (4.66m x 2.40m)

Front section of the former garage is a workshop/storage space, double doors, power and light, with ladder access to the roof space.

HOME OFFICE/ADDITIONAL ACCOMMODATION 15'3" x 13'0" (4.66m x 3.98m)

Rear section of garage is converted to a home office/occasional bedroom, with double doors into the garden, Rear facing window, built in storage/wardrobes, power, light, wood effect floor, door to an en-suite wet room/shower room, with electric triton shower, low level WC, wash basin, extractor fan.

DIRECTIONS

From Upton proceed over the river bridge to the A38 and turn right towards Tewkesbury. Turn left at the Blue Bell public house, turn left again into Grove Crescent where 3 Grove Cottage can be found at the head of the cul de sac on the right. For more details call our Upton office on 01684 561411.

ADDITIONAL INFORMATION

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: Central heating is Oil Fired. Mains 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.

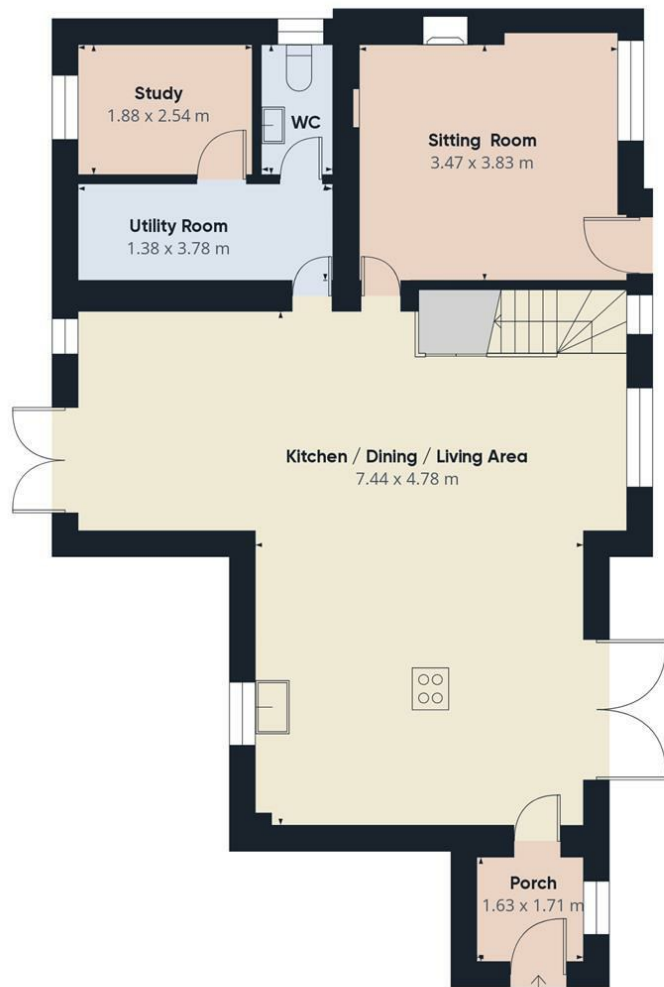
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: TBC

ENERGY PERFORMANCE RATINGS: Current: D68 Potential: B83

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

ASKING PRICE

£550,000

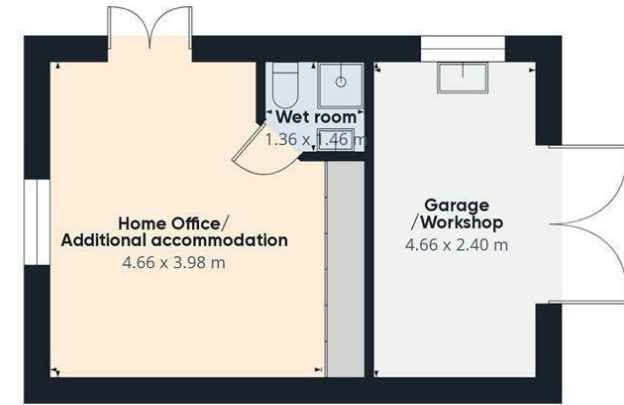


Floor 1 Building 1

Approximate total area⁽¹⁾

158.25 m²

Allan Morris
estate agents



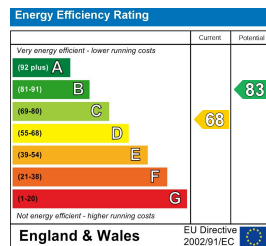
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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;

Allan Morris
estate agents

MAYFAIR
OFFICE.CO.UK

naea | propertymark
PROTECTED

The Property
Ombudsman



