



## 2 Court Row, Upton upon Severn, WR8 0NS

£319,995

A very well presented period cottage in the heart of Upton upon Severn. The accommodation comprises : dining room with door to garden, lounge with wood burner, modern kitchen, landing, three bedrooms, airing cupboard and bathroom with shower over bath. Further benefits include a pretty courtyard garden, designated parking and gas fired central heating. Offered with no onward chain, we highly recommend viewing this delightful period property, which is curtilage Listed.





## 2, Court Row, Upton upon Severn, Worcestershire, WR8 0NS

### POSITION

2 Court Row enjoys a very convenient position right in the centre of the historic river side town of Upton upon Severn, within five minutes walk of the comprehensive range of amenities including shops, bank, post office, several restaurants and public houses, a library and church. Close at hand is a medical centre, primary school and at nearby Hanley Castle, a highly regarded secondary school.

### ENTRANCE AND HALLWAY 14'11" x 12'10" (4.55m x 3.93m)

Front and rear facing windows, door opens to rear garden, stairs to first floor, television point, radiator.

### SITTING ROOM 13'0" x 14'11" (3.97m x 4.57m )

Two front facing windows and two rear facing windows, feature log burner and slate hearth, exposed beams, wood effect floor, television point, radiator.

### KITCHEN 14'7" x 7'6" (4.45 x 2.31)

Dual aspect front and rear facing window, range of modern eye and base level units and worktops and matching splash back, space for a range cooker, space and plumbing for a washing machine and dishwasher, breakfast bar, radiator, wood effect floor, space for other appliances.

### FIRST FLOOR

#### LANDING

Wooden spindle banister, loft access.

### BEDROOM ONE 14'9" x 8'0" (4.52m x 2.46m)

Dual aspect with front and rear windows.

### BEDROOM TWO 12'11" x 8'9" max (3.94m x 2.67m max)

Two front aspect windows, radiator, television point.

### BEDROOM THREE 13'5" x 9'8" (4.10m x 2.97m)

Two front facing windows, radiator, built in cupboard.

### BATHROOM 9'7" x 4'11" (2.93m x 1.50m)

Rear facing obscured window, panel enclosed bath, low level WC, electric shower over bath, wash basin, heated towel rail.

### OUTSIDE

The rear garden is a delightful enclosed courtyard rear garden, laid to slab with shrub borders, enclosed by walls and fencing with gated access to the side. Outside lighting.

### PARKING

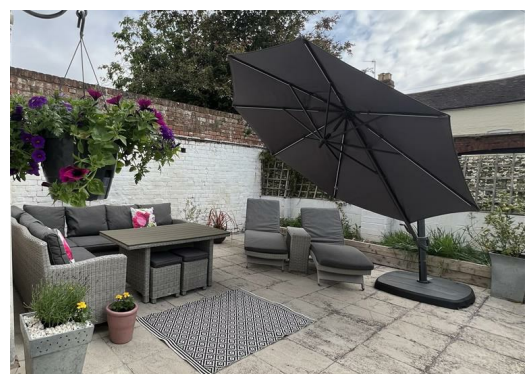
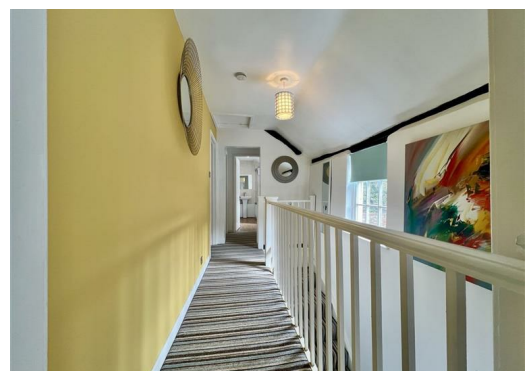
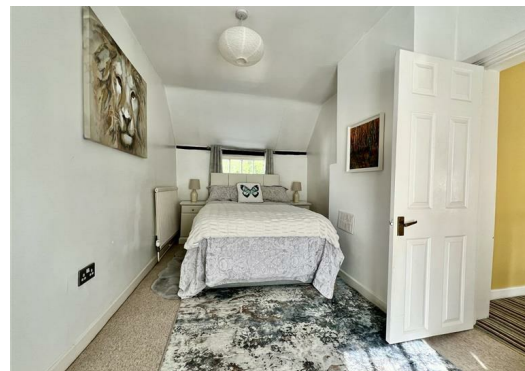
Parking - There is designated parking for 1-2 vehicles to the front of the property. Solicitors and MHDC have confirmed that a statutory declaration and absence easement policy will be given to the buyer outlining the historic use of the area for 2 Court row, upon completion of the sale.

### DIRECTIONS

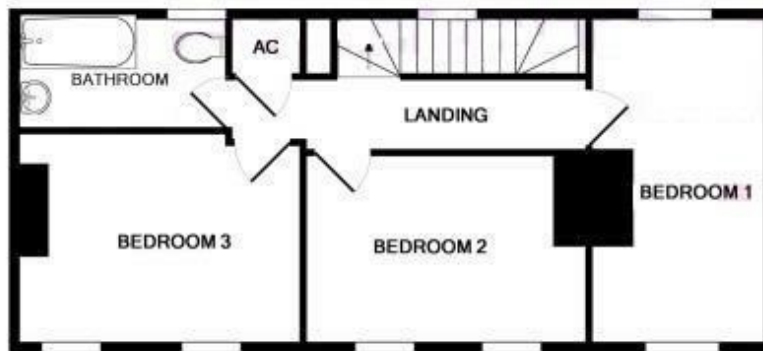
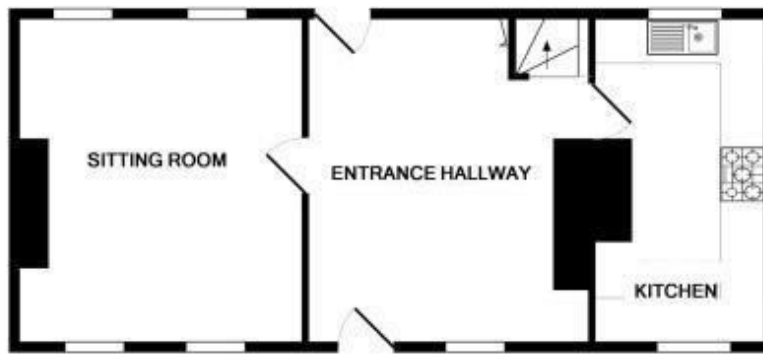
From the Allan Morris office in Upton, turn left and then turn



right into Court Road. Bear right into Oak Street, where the property will be found on the left hand side as indicated by the agents for sale board. For more details or to book a viewing, please call our Upton upon Severn office on 01684 891348.

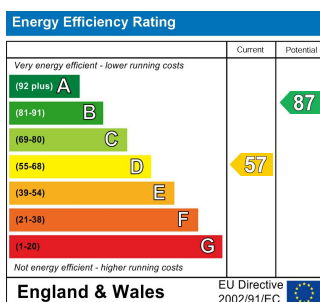






TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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  
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## EPC Material Information Report



**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: B

**ENERGY PERFORMANCE RATINGS:** Current: D57 Potential: B87

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

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