



13 Packers Hill, Upton-Upon-Severn, WR8 0SG

£350,000

A well presented semi-detached property, situated in a quiet residential location on the outskirts of Upton-upon-Severn. This well proportioned family home is located opposite a recreational green area and has ample parking at the front of the house. Comprising:- entrance hallway, large sitting room with fireplace, open kitchen dining room with a contemporary re-fitted kitchen, generous conservatory, utility room, ground floor cloakroom, landing, three bedrooms and a family bathroom. The rear garden is a well maintained and backs onto green open space. To the fore is a garage, carport and addition parking on the frontage. Benefiting from gas central heating, solar panels and double glazing. We highly recommend an early viewing.



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ENTRANCE

Double glazed front door opens to entrance hall, storage cupboard, stairs to first floor.

SITTING ROOM 15'7" x 12'2" (4.77m x 3.71m)

Front facing uPVC window, radiator, television and telephone points, electric fire recessing into fitted unit, wall light points.

KITCHEN DINING ROOM 8'10" x 18'3" (2.70m x 5.58m)

Rear facing uPVC window, range of contemporary fitted kitchen units quartz worktop with inset one and a half sink unit and mixer tap, electric hob and extractor hood over, splash back, integrated electric oven and microwave, integrated fridge and pull out corner storage, spot lighting, doors to:

CONSERVATORY/GARDEN ROOM 14'10" x 8'11" (4.54m x 2.74m)

Good size uPVC conservatory and low brick wall, tiled floor, radiator. insulated roof, double doors open to garden.

UTILITY 6'2" x 7'3" max (1.88m x 2.23m max)

Rear facing uPVC door to the garden, additional storage, plumbing for washing machine and dishwasher, radiator, door to garage and WC.

WC

Rear facing obscure uPVC window, low level WC, wash basin.

FIRST FLOOR LANDING

Side facing uPVC window, airing cupboard, loft hatch, doors to:

BEDROOM ONE 13'0" x 9'9" (3.97m x 2.98m)

Front facing uPVC window, fitted wardrobe, storage doors, radiator, television point.

BEDROOM TWO 11'6" x 8'2" max (3.51m x 2.51m max)

Rear facing uPVC window with views of the garden, full width of mirrored sliding doors and wardrobes, radiator.

BEDROOM THREE 8'2" x 7'1" (2.50m x 2.17m)

Front facing uPVC window, radiator, over-stairs storage.

SHOWER ROOM 5'4" x 8'0" (1.63m x 2.44m)

Rear facing obscure uPVC window, double shower with multi-jet power shower, vanity unit with inset sink and low level WC, heated towel rail, additional storage.

GARAGE 17'9" x 7'6" (5.43m x 2.30m)

Electric roller door, wall mounted gas Worcester boiler, power and light.

OUTSIDE FRONTAGE

Laid to low maintenance slab and stone, with shrub planting and wishing well feature, driveway includes a car port and allows for parking or 3 cars off the road.



REAR GARDEN

Landscaped and private rear garden, laid mostly to stone patio with a path that extends to the side, for gated side access, mature shrub planting with a birch tree for shade, timber pergola for outside seating, outside lighting, fence to the rear with gate to space beyond, outside seating, lights and tap.

LOCATION

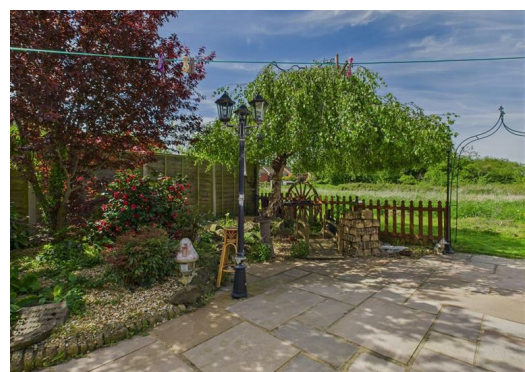
Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, medical centre, library, three churches, primary school and popular secondary school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

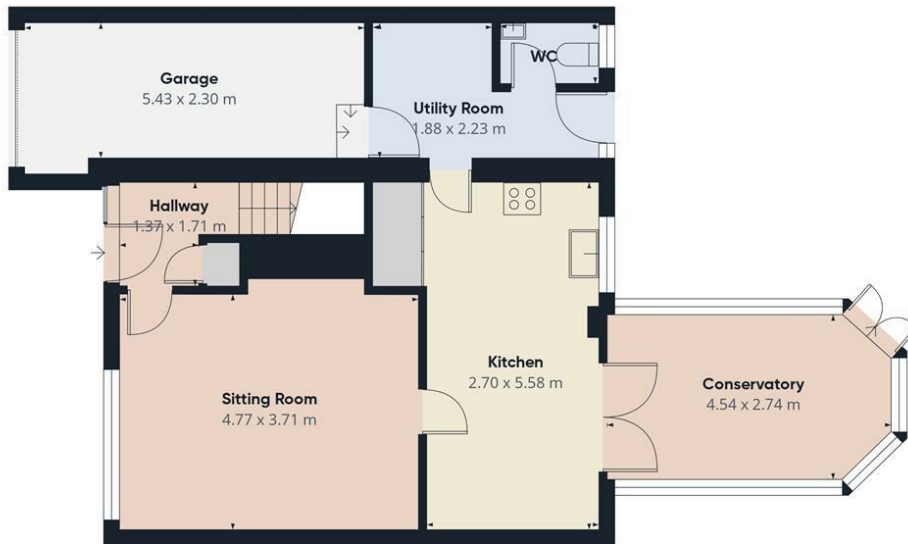
DIRECTIONS

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. The property can then be found towards the end of the cul de sac on the left hand side. For further information, or to arrange a viewing, please contact our Upton office on 01684 891348

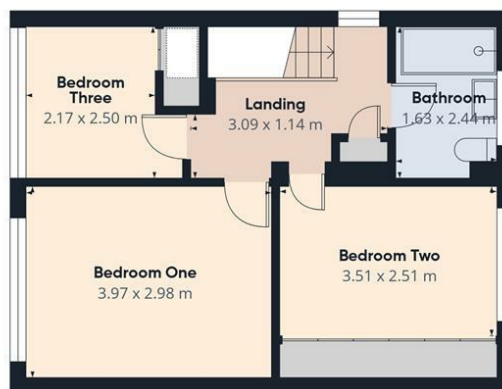
ASKING PRICE

£350,000





Ground Floor



Floor 1

Allan Morris

Approximate total area⁽¹⁾
112.6 m²

(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

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. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

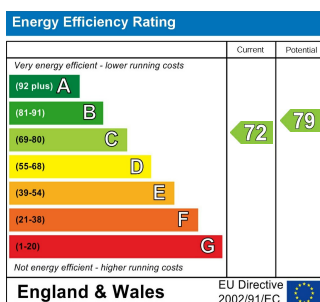
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: C72 Potential: C79

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

EPC

Material Information Report



- (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;
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- (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

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