



142a The Beeches, Worcester, WR8 0QQ

£475,000

A beautifully presented, fully refurbished, detached bungalow in the popular area of Holly Green, Ryall. Located just outside Upton, shopping facilities can be accessed by a 10 minute walk or a short drive. Ideally placed for commuting to Worcester, Birmingham or Bristol with the motorway network within easy reach. The property has been rewired, replastered and replumbed with accommodation comprising:- reception hall, lounge/dining room with contemporary log burner, French doors to the garden and a snug adjoining, fitted kitchen with integrated appliances and breakfast bar, master and second bedrooms both with ensuite shower rooms, bedroom three plus family bathroom with large spa bath. Outside there is an attached garage, mature, easily maintained gardens with seating areas. Viewing highly recommended to appreciate the quality of home on offer.



142a, The Beeches, Upton-Upon-Severn, Worcester, WR8 0QQ

RECEPTION HALL

uPVC door with side panel windows opens to reception hall with space saving radiator, hatch to loft space which has drop down ladder, lights and electrics, tiled wood effect floor and oak doors to:

LOUNGE/DINING ROOM

Rear aspect double glazed French doors to garden, side aspect double glazed window, stone fire surround with inset contemporary log burner, timber mantle over, space saving radiator, wood effect tiled floor. Open to:

SNUG

Front aspect double glazed window, space saving radiator, central light with extending cord and dimmer switch.

BEDROOM TWO

Front aspect double glazed window, radiator under. Door to:

ENSUITE

Tiled shower enclosure with rainfall and adjustable shower, wash basin, concealed cistern WC, fully tiled walls, heated towel rail, extractor fan.

KITCHEN

Rear aspect double glazed window and door to the garden. Fitted kitchen units to two walls with under cupboard lighting which include an induction hob with extractor hood, Bosch double oven and grill, AEG fridge freezer, Bosch dishwasher, broom cupboard with internal plug point, fitted breakfast bar, wall mounted oak shelving, oil fired central heating boiler.

BEDROOM ONE

Rear aspect double glazed window, radiator. Door to:

ENSUITE

Side aspect opaque double glazed window, tiled walls and floor, concealed cistern WC, shower enclosure with rainfall and handheld showers, wash basin with cupboard under, mirrored cupboard with lighting, combined heated towel rail and radiator.

BATHROOM

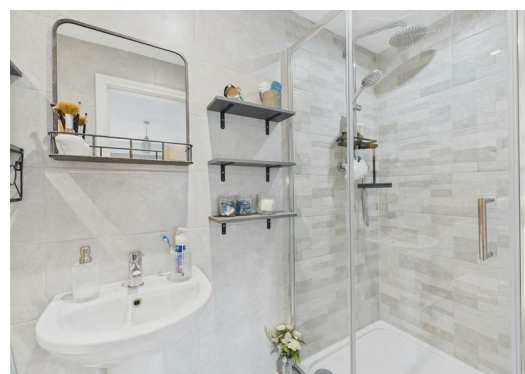
Side aspect opaque double glazed window, large spa bath with mixer tap and hand held shower, cabinet enclosed wash basin and WC, stone effect tiling to one wall, tiled walls and floor, extractor fan, heated towel rail.

BEDROOM THREE

Front aspect double glazed window, radiator, tiled wood effect floor.

GARAGE

Courtesy door to garden, power and light, electric up and over door.



OUTSIDE

To the front of the property is block paved parking for two vehicles to the fore of the garage. An area of open plan garden with trees giving privacy adjoins the parking. Path to side and gate to rear.

At the rear, there is a patio across the rear of the bungalow with an outside tap, power point and area for seating next to the lounge, plus a raised deck with further seating area overlooking the garden. The boundaries are mature, planted with trees and shrubs giving privacy and areas of shade. The oil tank is located at the far corner of the garden. The wood store is located near the courtesy door to the garage.

DIRECTIONS

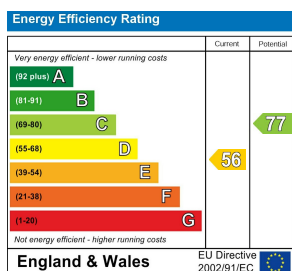
From the Allan Morris Upton upon Severn office proceed over the river bridge. After passing the Marina on the right, take the turning right signed to Holly Green. Take the second turning right into The Beeches where the property can be found on the left hand side. To arrange a viewing or with any queries please call us on 01684 891348 or email upton@allan-morris.co.uk





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. Carpets, curtains and blinds are included in the sale.

SERVICES: Mains electricity, water and drainage are connected. Heating is oil fired. 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: E

ENERGY PERFORMANCE RATINGS: Current: D56 Potential: C77

SCHOOLS INFORMATION: Local Education Authority:

Worcestershire LA: 01905 822700

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