



Allan Morris
estate agents

**Sabrina House, 3, Lilac Close, Upton upon
Severn, WR8 0TA**

 **MAYFAIR**
OFFICE GROUP

Lilac Close, Upton upon Severn, WR8 0TA

An immaculately presented detached four bedroom home with double garage, situated in a small cul-de-sac in the very heart of the town of Upton upon Severn, within walking distance to shops and schools. The accommodation comprises; entrance hall, sitting room with fireplace, dining room, outstanding modern and extended family dining kitchen, utility room, cloakroom, master bedroom with ensuite, three further bedrooms, family bathroom. Further benefits include; gas central heating, double glazing, double garage and driveway and mature private westerly rear garden with hot tub and timber pergola over. Viewing a must to appreciate the size, condition and location of home on offer.



ENTRANCE HALL

Front door with decorative glass, stairs to first floor, tiled floor, radiator, tiled floor, doors to:

SITTING ROOM 16'7" x 11'6" (5.07m x 3.52m)

Front facing double glazed window, feature fireplace with living flame gas fire and wooden mantle over, two radiators, television point, wall light points.

DINING ROOM 9'9" x 9'4" (2.98m x 2.85m)

Rear facing sliding patio doors, open to garden, radiator.

WC

Rear facing obscure window, low level WC, wash hand basin, tiled floor, radiator.

UTILITY 6'7" x 4'11" (2.01m x 1.51m)

Rear facing door to garden, wall mounted Worcester boiler, worktop with sink and drainer unit, plumbing for washing machine and tumble dryer, radiator, tiled floor.

KITCHEN/DINING/DINING ROOM 23'1" x 16'11" (7.04m x 5.17m)

Lovely open plan kitchen/living/dining room, kitchen has a range of wooden units with integrated appliances, quartz work tops, island unit with inset one and a half sink and mixer tap, electric hob with electric hood over, two electric double ovens and two combination microwave ovens, integrated dishwasher and fridge freezer, radiator, television point, spot lighting, tiled floor.

FIRST FLOOR LANDING

Wooden spindle banister, loft access, radiator, airing cupboard and storage cupboard, doors to:

BEDROOM THREE 9'9" x 8'6" (2.99m x 2.61m)

Rear facing double glazed window, double built in wardrobe, radiator, television point.

BEDROOM ONE 12'4" x 9'10" (3.76m x 3.00m)

Front facing double glazed window, radiator, double built in wardrobe, door to:

EN-SUITE

Side facing obscure double glazed window, vanity unit with inset sink, low level WC, recessed shower cubicle, heated towel rail, extractor fan.

BEDROOM TWO 12'2" x 8'10" (3.71m x 2.71m)

Front facing double glazed window, two built in storage cupboards, radiator, television point.

BEDROOM FOUR 9'0" x 6'7" (2.75m x 2.01m)

Rear facing double glazed window, radiator.

BATHROOM 6'8" x 5'8" (2.05m x 1.75m)

Rear facing obscure double glazed window, P style jacuzzi bath with shower over, low level WC, wash basin, heated towel rail, extractor fan.

FRONTAGE

Block paved driveway, front garden is landscaped with lawn and planted borders. Outside lighting.

REAR GARDEN

Enclosed by timber fencing, patio seating area, timber pergola over a hot tub, timber garden shed, gated side access. Remainder of garden is laid to lawn with shrub planting.

GARAGE

Double garage with twin up and over doors, power and light.

DIRECTIONS

From the Allan Morris Upton office proceed south along Old Street, passing the Church on the left and take the next turning left into Minge Lane. Proceed straight over at the next cross roads. Take the next left into Gardens Walk. Lilac Close is then the second turning

on the left. Number 3 is the middle property at the end of the cul-de-sac. For more details or to arrange a viewing, please 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: Mains gas, 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: F

ENERGY PERFORMANCE RATINGS: Current: Potential: TBC

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

ASKING PRICE

£530,000



Approximate total area⁽¹⁾

156.09 m²

Reduced headroom

1.11 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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