



Willow Close, Ryall Grove, Upton-Upon-Severn, WR8 0RS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A modern extended detached family home offering spacious & well presented accommodation offering further scope for some modernisation/updating. The property is situated in the popular and sought after area of Ryall Grove with easy access to the nearby riverside town of Upton Upon Severn, the more distant market town of Pershore and the cathedral city of Worcester as well as national road and rail networks (the M5 Motorway Junction 8 approx. 3 miles).

The accommodation in brief comprises:

- Reception Hall
- Lounge
- Open plan Kitchen Dining Family Room
- Utility Room
- Cloakroom
- Four generous Bedrooms - Two Ensuite
- Family Bathroom

Outside, to the front of the property is a lawned fore garden with a tarmac driveway providing off road parking for numerous cars leading to the front door, detached Garage (with up & over door, power & light, & courtesy door to the rear garden) and a gated rear garden pedestrian access. Storage shed accessed via the garden.

To the rear of the property is a generous garden being predominately laid to lawn with mature border, a large paved patio area all enjoying a high degree of privacy and a westerly rear aspect. Wooden garden shed.

Services: Mains electricity, drainage and water are connected. Oil central heating & sealed unit double glazing is installed, the windows require some attention/replacement.





Key Features

- An extended 4 bedroom, detached family home
- Spacious, well proportioned & well presented accommodation
- Generous private gardens
- Oil central heating & sealed unit double glazing*
- Off road parking & detached Garage
- Some modernisation/updating potential
- Westerly rear aspect
- Within Hanley Castle High School catchment
- Viewing highly recommended

**Offers Over
£500,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority -
Malvern Hill DC

