



50 Upton Road
Callow End, WR2 4TZ

Andrew Grant

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Callow End, Worcester, WR2 4TZ

2 Bedrooms 1 Bathroom 1 Reception Room

A beautifully presented apartment located in a glorious countryside setting within Callow End.

- A tastefully presented apartment
- Rolling countryside views
- Renovated kitchen with integrated appliances
- Separate utility room
- Two double bedrooms
- Generous shower room
- Allocated parking space in the courtyard
- 973 years remaining on the lease
- Service charge TBC
- Ground rent TBC

787 sq ft (73.1 sq m)





The kitchen

This open-plan kitchen dining space is bright and functional, featuring integrated appliances and a seamless design. The kitchen area is well-lit, with ample natural light from a large window, and offers plenty of countertop space and cabinetry for storage. The layout is practical and efficient, making it ideal for both cooking and dining.



In addition to the main kitchen area, there is a separate utility space that adds practicality and convenience. This utility space provides extra room for laundry and additional storage, keeping the main kitchen area uncluttered and organised.



The living room

The living room is spacious and bright, featuring sloped ceilings and a large window that allows plenty of natural light to fill the space. The layout is open and inviting, offering ample room for seating and relaxation.





The lobby and landing

As you enter the property you are met with a welcoming private lobby which offers a useful space to store shoes and coats etc. You then ascend a staircase to the landing of the property. This space is wonderfully airy and bright thanks to Velux windows. Four doors then lead you to the main rooms of this stylishly presented apartment.



The primary bedroom

The primary bedroom features a light and airy atmosphere with a sloped ceiling and a large window that fills the space with natural light and offers beautiful views of the surrounding Worcestershire countryside. The layout is spacious and comfortable with additional storage in the eaves.



The second bedroom

This second bedroom is bright and inviting, with sloped ceilings and a large window that lets in plenty of natural light. The room is carpeted, adding to its comfort and warmth, making it an ideal space for rest and relaxation. This versatile space is currently used as a nursery but has ample room for a double bed.



The bathroom

Generously sized and practical, this family shower-room features a large walk-in shower, WC and vanity unit with added storage. The large window ensures the space is filled with natural light and feels bright and welcoming.

Location

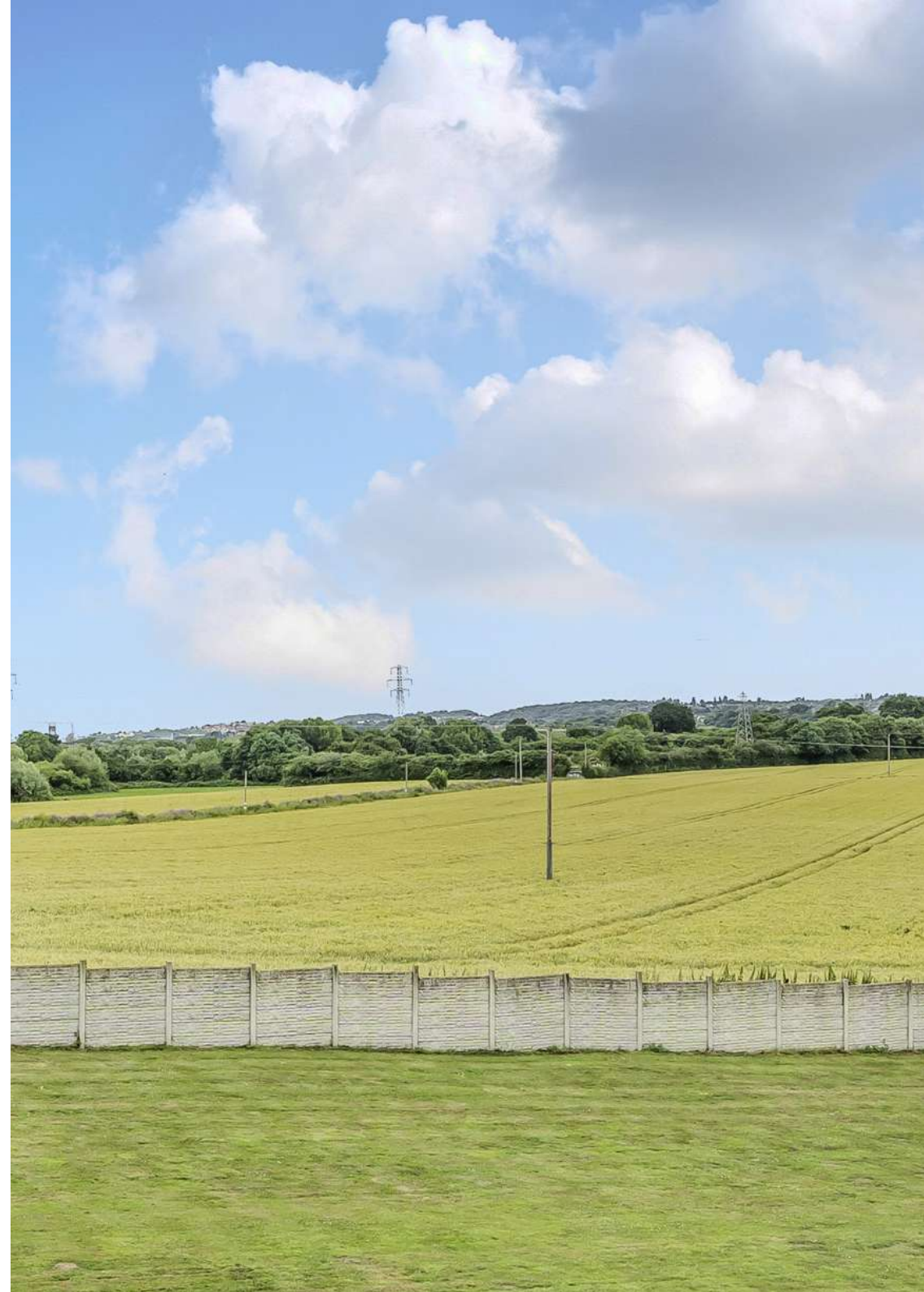
Nestled within the delightful Worcestershire countryside, Callow End offers a tranquil retreat amidst rolling hills and scenic vistas. The village is renowned for its charming setting, attracting residents and visitors alike with its serene ambiance. Residents benefit from excellent local facilities, including traditional public houses, a well-stocked general store, a convenient Post Office, a primary school and a bustling village hall that serves as the heart for community activities.

For those seeking further amenities and cultural experiences, the historic Cathedral City of Worcester and the renowned educational centre of Malvern are easily accessible from Callow End. Whether exploring Worcester's historic sites and vibrant shopping districts or enjoying cultural events in Malvern, residents of Callow End have a wealth of options at their doorstep.

Additionally, Callow End's proximity to the M5 and the main motorway network ensures quick and easy access to regional and national destinations, making it an ideal location for those seeking both rural tranquillity and urban convenience.

Council Tax

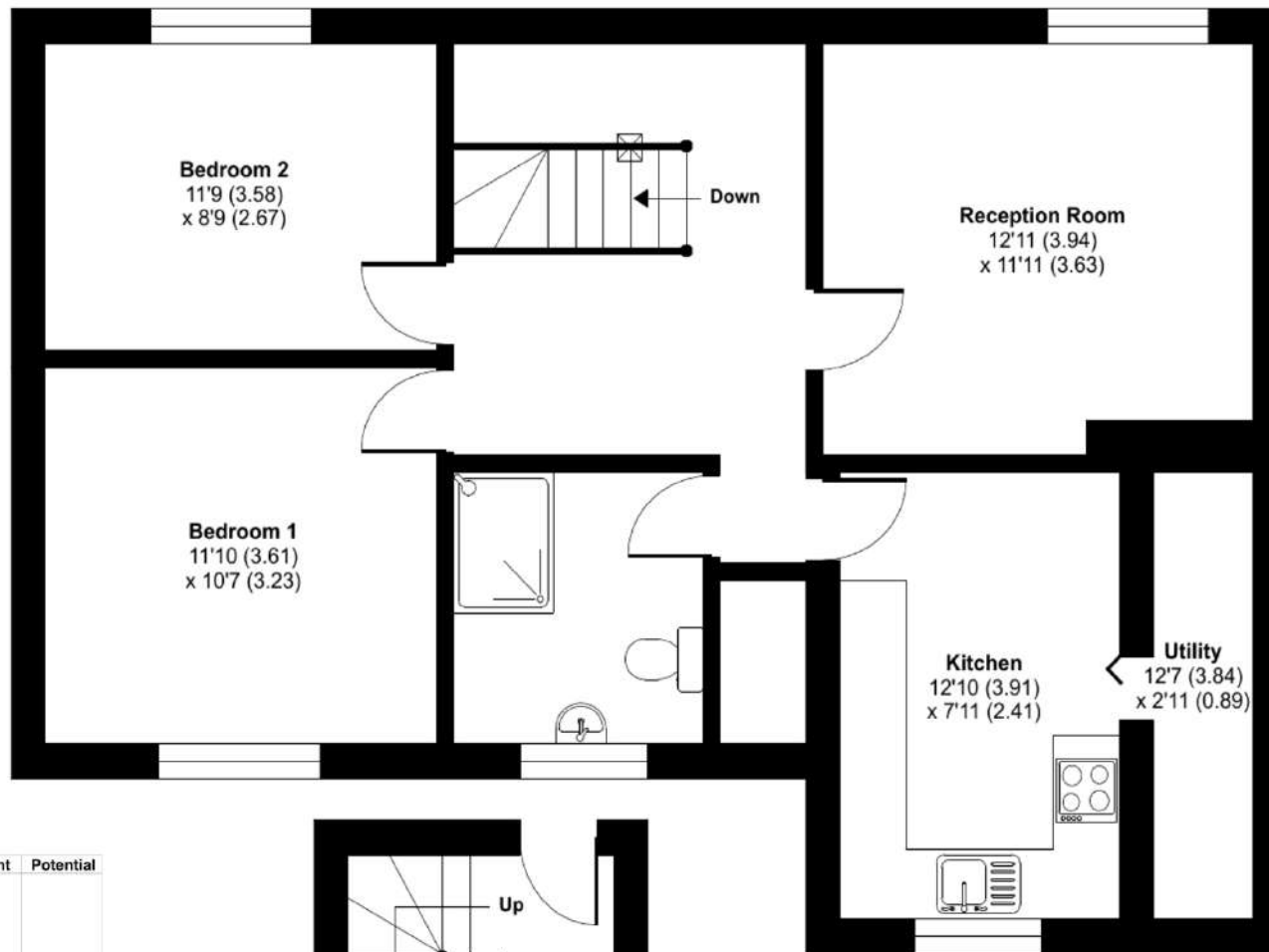
The Council Tax banding for this property is **Band A**



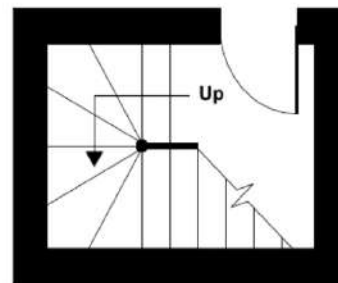
Upton Road, Callow End, Worcester, WR2

Approximate Area = 787 sq ft / 73.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	40 E	
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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