



2 Bromley Court

Welland Road, Upton-upon-Severn WR8 0SU

Andrew Grant



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 **4 Bedrooms**  **3 Receptions**  **2 Bathrooms**

Freehold /1,994 sq. ft.

KEY FEATURES:

- Modern detached house
- Exclusive development
- Hanley Castle School catchment
- Well-presented throughout
- Utility room
- Office/study
- Master with en-suite
- Landscaped gardens
- Driveway parking for two cars
- Integral garage

A modern detached home with spacious interiors nestled within an exclusive development in Upton-upon-Severn.

This impressive property boasts an excellent layout, with a spacious living room featuring French doors that open to the garden, a dining room with garden access, a peaceful study and a well-appointed kitchen complemented by an adjacent utility room. A convenient cloakroom completes the array of ground-floor amenities.

Upstairs, the window-lit landing leads to four generously proportioned bedrooms, including a master suite with an en-suite shower room. The family bathroom is exceptionally spacious and well-equipped.

Outside, the thoughtfully landscaped gardens both at the front and rear enhance the property's charm. The driveway provides comfortable parking for two vehicles and gives access to the integral garage.



Description

Nestled within a peaceful location, 2 Bromley Court is one of just four exclusive properties accessed via a private road. This inviting approach is complemented by a spacious driveway that provides ample off-road parking for two vehicles and leads directly to an integral garage, blending convenience with security. Adjacent to the driveway, a neatly manicured lawn is bordered by a carefully curated selection of mature plants that enhance the property's curb appeal. A paved pathway guides you to a sheltered entrance, inviting you into the home. The frontage is further enhanced by wrought iron fencing. A practical gate along the side of the house offers easy access to the rear garden.

Step into a spacious and inviting entrance hall that sets a warm tone for the rest of the home. Featuring convenient access to the ground floor rooms and the first floor.

Experience the perfect setting for relaxation in this large, bright and airy living room. Windows to the rear and French doors to the side ensure ample natural light while providing a seamless transition to the rear garden. The room is complemented by a feature fireplace that adds a touch of elegance.

Adjacent to the living room, the dining room is ideal for hosting dinners and gatherings. With French doors that open out to the rear garden, this space invites both family meals and gatherings.

Culinary enthusiasts will delight in this well-appointed kitchen, featuring an array of matching wall and base units, an integrated electric oven and separate gas hob. Dual aspect windows offer lovely views, while there is ample space to accommodate a breakfast table. Additional highlights include an integrated dishwasher, space for further appliances and a ceramic sink with a mixer tap, ensuring practicality and style.

The utility room includes additional storage units, a stainless-steel sink, and space and plumbing for laundry appliances. A door with an obscure-glazed window to the side enhances access to the outside space.

Conveniently located, this cloakroom includes a low-level WC and a washbasin set within a vanity unit, complemented by an extraction fan and an obscure-glazed window to the front.

For those working from home, the office/study provides a quiet space with a view overlooking the front of the property.



First Floor

Ascending the staircase, you will find a landing that offers access to the loft and doors to the bedroom and bathroom facilities.

The expansive master suite is a haven of peace, complete with an en-suite bathroom featuring modern fittings including a low-level WC, a pedestal washbasin and a walk-in corner shower. The bedroom itself is bright, with a window facing the front.



The three remaining bedrooms provide ample space for family and guests. Each room features windows and built-in wardrobes, offering both comfort and convenience. Bedroom two enjoys a front-facing aspect, while bedroom three boasts' views of both the front and rear through its dual-aspect windows. The fourth bedroom offers a pleasant outlook.

An unusually spacious bathroom, equipped with modern fixtures including a low-level WC, pedestal washbasin and bath, provides a relaxing retreat. An extractor offers ventilation, while a skylight allows in natural light.

Garden

The landscaped garden embraces the property and includes pathways flanked by vibrant perennial beds and ornamental grasses, displaying a diverse array of colours and textures. The garden's design harmonises beautifully with the home's architecture, featuring brickwork that complements the exterior and greenery that enhances privacy and tranquillity. Wiring has been installed for an outdoor corner water feature, enriching the serene ambiance.

Enjoy the serene atmosphere in various secluded areas designed for relaxation and reflection. Trees and flowering shrubs provide shade and a sense of seclusion, making this garden an ideal retreat for peaceful afternoons or lively gatherings.

Services

Mains gas, electricity and water.
Council tax band - F.

Situation

Upton-upon-Severn is a vibrant riverside market town. It offers a variety of independent retailers along its high street, in addition to facilities such as a sports club and a modern doctor's surgery. For a broader selection of commercial retail options, Tewkesbury is approximately seven miles away and features supermarkets, restaurants and the impressive medieval Tewkesbury Abbey.

Transport connections are excellent, with the M5 easily accessible. Additionally, regular train services from nearby Worcester and Cheltenham provide direct links to Birmingham and London.











Bromley Court, Welland Road, Upton-upon-Severn, Worcester, WR8

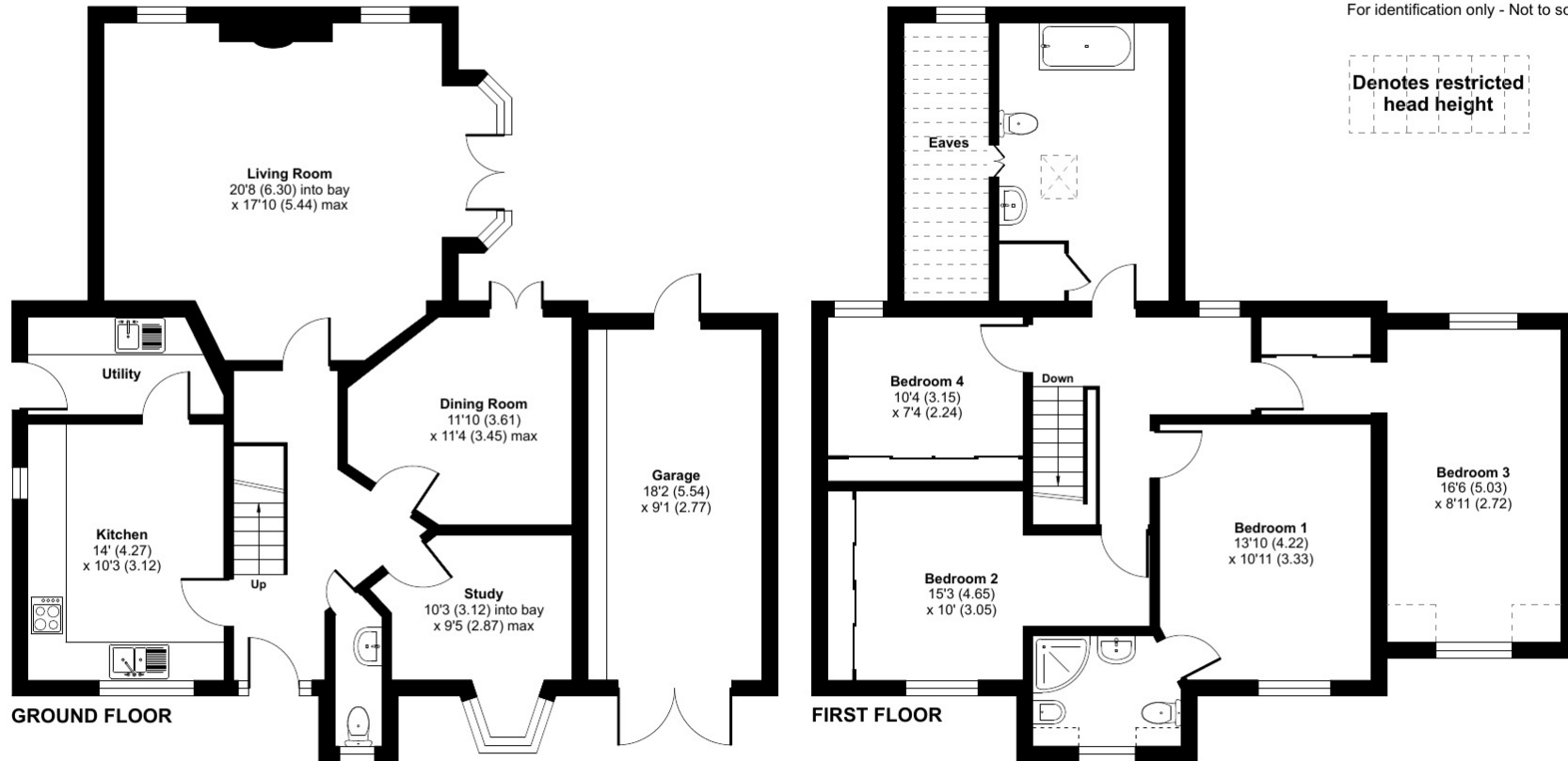
Approximate Area = 1731 sq ft / 160.8 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1994 sq ft / 185.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1133752



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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