



Allan Morris
estate agents

**Upton Road, Callow End,
Worcester.**

**42 Upton Road, Callow End, Worcester.
WR2 4TZ**

Features

- Most characterful
- 2 Double Bedrooms
- Large Landscaped Cottage garden
- Popular village location
- Parking
- Easy access to Malvern and Worcester

A most charming and characterful two bedroom terraced period conversion, nestled in this quiet corner of the popular village of Callow End.

Accommodation briefly comprises: Entrance Hall, Kitchen and double aspect Lounge/Dining Room. On the first floor: Two double Bedrooms, Bathroom, Landing and storage space.

Outside: Within the communal courtyard is an allocated parking space to front of the property. To the rear, which is of particular note, is a landscaped good size garden, which is initially laid to patio area with steps leading to further formal gardens, shed and vegetable plot area.

LOCATION:

The property is situated on the edge of the ever popular village of Callow End and benefits from easy access to both Worcester and Malvern, 2 Public Houses, local shop, Village Hall, 1st School and wonderful countryside walks on the Old Hills.





Directions:

From Worcester City centre proceed out along the A449 Bromwich Road, over the Powick bridge and continuing straight on at the island towards Powick. Bear left at the Red Lion Public House, signposted Upton. Continue along into the village of Callow End, where number 42 can be found on the left hand side of the development.

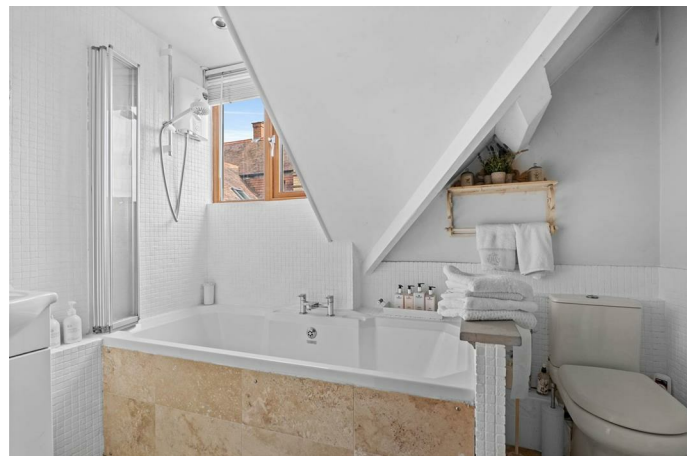
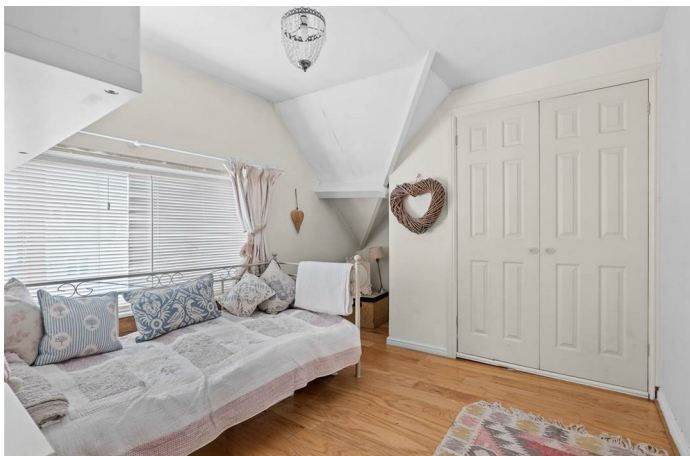
WAM 7239

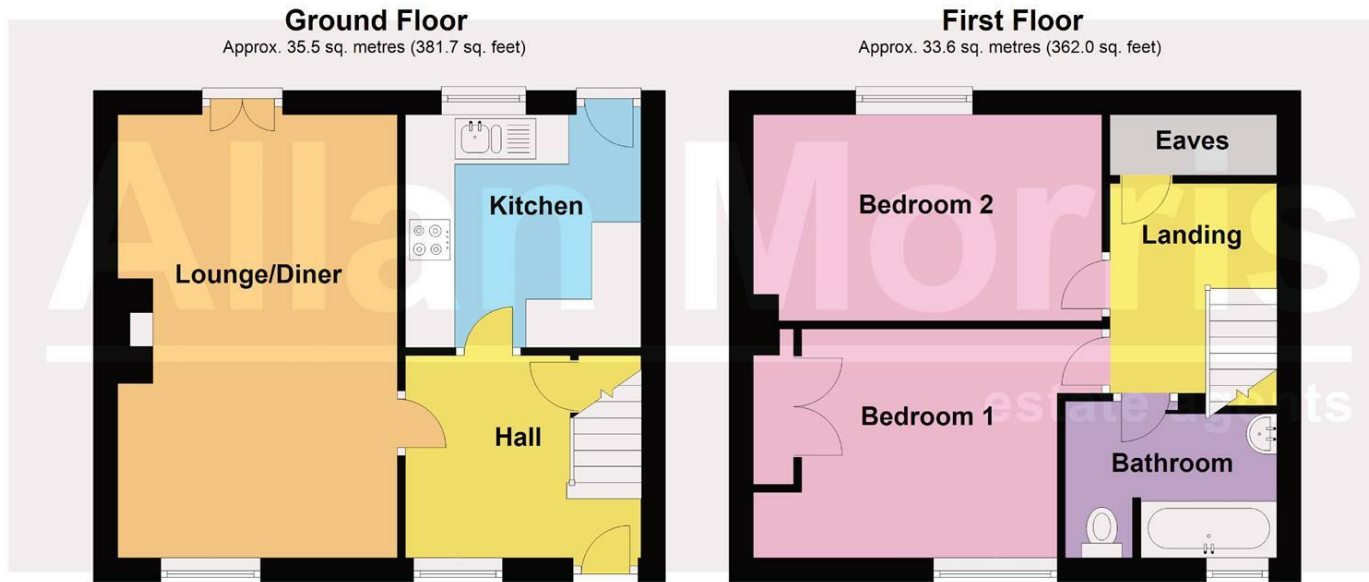
Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: B





Total area: approx. 69.1 sq. metres (743.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan Measurements:

LOUNGE / DINING ROOM:
18'0" x 11'4"

KITCHEN:
9'7" x 9'5"

BEDROOM 1:
11'5" x 9'2"

BEDROOM 2:
14'1" x 8'7"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ