

Philip Laney & Jolly



Upton Road, Worcester, WR2 4TE  
Price £325,000





**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ MALVERN TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

A characterful 2 bedroom cottage located in the sought after village of Callow End on the outskirts of Worcester and close to Malvern and Upton-upon-Severn. The property has good transport links with easy access to junction 7 of the M5 Motorway and Worcestershire Parkway Train Station with its direct links to Birmingham, Oxford, London and beyond. The well presented accommodation offers a spacious kitchen/diner, sitting room, conservatory, bathroom and two double bedrooms. The front and rear gardens are mainly laid to lawn, with a triple garage offering a variety of uses. UPVC double glazing and gas central heating throughout. EPC - D

#### **GROUND FLOOR**

##### **ENTRANCE**

Via timber obscure glazed door into:

##### **ENTRANCE PORCH**

Timber door with obscure glass into hallway. Radiator and tiled flooring.

##### **HALLWAY**

Radiator. Doorway into kitchen and stairs rising to first floor.

##### **KITCHEN/DINER**

14'9" x 10'10" (4.5 x 3.3)

Double glazed windows to front aspect. Ornate glazed double doors into living room. Kitchen fitted with a range of wall and base units with integrated oven and space for washing machine and under counter fridge. Square edge work surface with one and a half bowl stainless steel sink and drainer and 4 ring induction hob. Door to understairs storage and pantry. Radiator.

##### **SITTING ROOM**

14'9" x 13'5" (4.5 x 4.1)

Radiator and fitted carpet. Double glazed French doors opening into:

##### **CONSERVATORY**

12'6" x 8'2" (3.8 x 2.5)

Double glazed with part-brick walls and roof shading. Tiled flooring and double doors leading out to garden.

##### **FIRST FLOOR LANDING**

Doors to bedrooms, bathroom and storage cupboard.

##### **BEDROOM 1**

14'5" x 13'5" (4.4 x 4.1)

Double glazed window to rear aspect, overlooking the rear garden and onto fields beyond. Doors to built-in wardrobes. Radiator and loft hatch.

##### **BEDROOM 2**

14'1" x 9'2" (4.3 x 2.8)

Double glazed window to front aspect. Doors to over stairs storage and airing cupboard housing 'Worcester' wall mounted boiler. Radiator and loft hatch.







#### BATHROOM

Velux window. Bath with electric 'Mira' shower over, pedestal hand wash basin and WC. Tiled splashback. Radiator.

#### OUTSIDE - FRONT

Mainly laid to lawn with a paved path leading to the front door. Fence and hedge boundaries with planted borders.

#### OUTSIDE - REAR

The rear garden is mainly laid to lawn with established borders and raised beds with separate gravelled area. A gravel path and picket gate leads to a rear parking area, accessed via a 5 bar gate which leads into an enclosed gravelled area. Timber doors to garage and path leading to a paved area with space for a timber shed.

#### GARAGE

16'3" x 14'10" (4.95 x 4.53)

Triple garage with timber door. Light and power.

#### SERVICES

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

#### FLOORPLAN

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

#### TENURE

We understand (subject to legal verification) that the property is freehold. Council Tax Band: C

#### VIEWINGS

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from 09:00 to 17:00 Monday to Friday and 10:00 to 14:00 on Saturdays.

#### REDRESS

PL&J are members of The Property Ombudsman scheme.

#### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

#### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home. Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

#### COUNCIL TAX MHDC

We understand the council tax band presently to be : C

Malvern Hills District Council

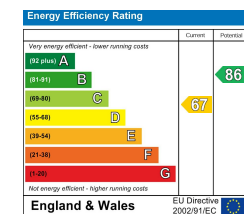
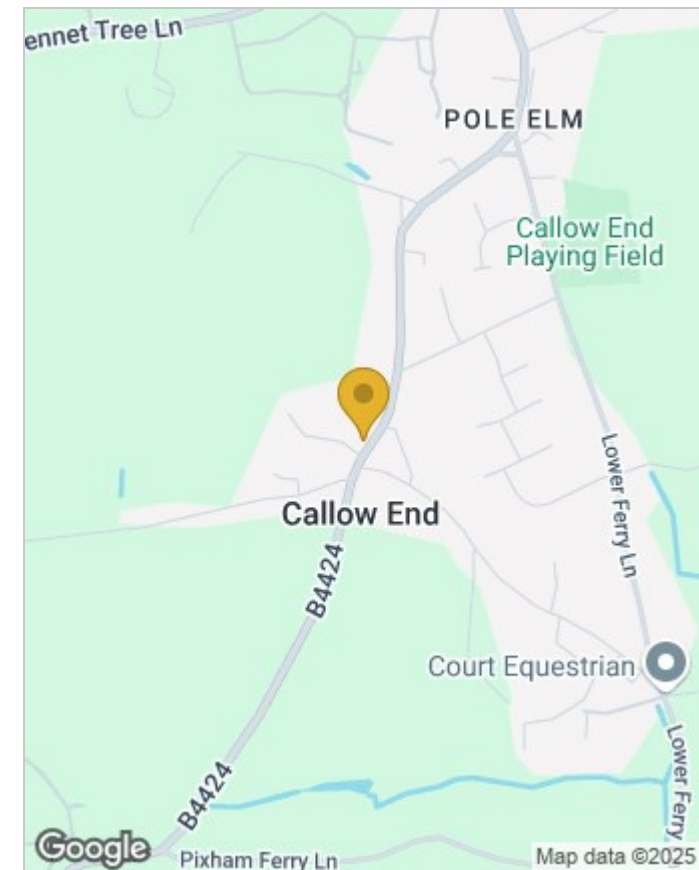
<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).





TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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