

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A DECEPTIVELY SPACIOUS SEMI DETACHED DORMER BUNGALOW SITUATED ON A LARGE AND GENEROUS PLOT ENJOYING A WONDERFUL REAR GARDEN WITH NUMEROUS OUTBUILDINGS WHILE INTERNALLY THE ACCOMMODATION OFFERS FLEXIBLE AND VERSATILE ROOMS SET OVER TWO FLOORS BENEFITTING FROM DOUBLE GLAZING, GAS CENTRAL HEATING AND AMPLE OFF ROAD PARKING. EPC RATING "D"**

## 2 Bungalow - Guide Price £480,000

Upper Wick Lane, Rushwick, Worcester. WR2 5SU



# 2 Bungalow

## Location & Description

Rushwick is a popular village to the west of the centre of the City of Worcester and being conveniently placed to give easy access to Junction 7 of the M5 motorway with links to The Midlands, South West and South Wales.

Upper Wick Lane is located off the A4440 that offers easy access to Malvern and Hereford. It is close to the the area of St Johns which offers supermarkets such as Sainsbury's and Aldi and a number of independent shops including a butcher and a bakery. There are takeaways, restaurants and public houses and Doctor and Dental surgeries. It is also very conveniently placed next to the Worcester Golf and county Club.

Educational facilities are well catered for including a range of highly regarded primary and secondary schools including Rushwick Primary.

## Property Description

2 Bungalow is a well presented semi-detached dormer bungalow positioned within this popular and much sought after village location. One of the key selling points of this property and one that will attract many buyers is the generous plot that the property sits in initially allowing off road parking while to the rear there is a generous garden and numerous outbuildings offering flexibility in their use.

The property is initially approached via a metal vehicular gate set between mature hedged frontage and leading to the parking which opens to allow ample parking for vehicles and giving access to the covered double car port.

Positioned to the front of the property is the lawned foregarden with a block paved path across the front. The front door for the bungalow is positioned to the side of the property and opens to the living accommodation which is in excess of 1500 square foot and offers flexible and versatile accommodation with bedrooms both on the ground and first floor making it ideal for dependent relatives or family members. The versatile and flexible rooms are flooded with natural light and benefit from gas central heating and double glazing.

The composite obscured double glazed front door opens through to the living accommodation which comprises in more detail of

### Breakfast Kitchen 6.12m (19ft 9in) x 2.84m (9ft 2in)

Fitted with a modern range of Shaker style drawer and cupboard base units with chrome handles and worktop over with matching wall units and a dresser style unit with display cabinets and shelving. There is a range of integrated appliances including a four ring electric **HOB** with stainless steel extractor over and eye level **DOUBLE OVEN, FRIDGE** and **FREEZER** as well as having space and connection point for dishwasher. Set beneath the double glazed window to side is the one and a half bowl sink unit with mixer tap and drainer. Further double glazed window to side, tiled splashback, ceiling light point. Breakfast Bar with radiator below. Shaker style unit with display cabinet, shelving, drawers and cupboards. A tiled floor flows throughout this area and through into

### Utility Room 1.89m (6ft 1in) x 1.86m (6ft)

Double glazed window to rear. Additional work surface space with space and connection point for washing machine and additional kitchen white goods below. Wall cupboards, wall mounted boiler, tiled splashbacks, ceiling light point, useful storage cupboard and door opening through to

### Cloakroom

Fitted with a low level WC and corner wash hand basin, tiled splashbacks. Ceiling light point incorporating extractor fan and radiator.

### Dining Room 3.25m (10ft 6in) x 3.28m (10ft 7in)

Positioned to the front of the property enjoying a double glazed window and conveniently situated adjacent to the breakfast kitchen which could, subject to the relevant permissions being sought, be knocked through into one generous family orientated space. Ceiling light point, radiator, wood effect laminate flooring and door opening through to

### Sitting Room 3.56m (11ft 6in) x 4.52m (14ft 7in)

Positioned to the rear of the property and overlooking the lovely garden through the double glazed patio doors. Ceiling light point and underfloor heating. Door opening through to

### Inner Hallway

Open wooden balustraded staircase rising to first floor, useful understairs storage cupboard, ceiling light point, radiator. Obscured double glazed door giving pedestrian access to rear garden and having door opening through to





**Bedroom 1 4.31m (13ft 11in) x 3.87m (12ft 6in)**

This is a generous double bedroom with double glazed window. A range of fitted wardrobes. Ceiling light point incorporating fan. Radiator and door opening through to

**En-suite Shower Room**

Fitted with a white modern low level WC with vanity wash hand basin with mixer tap and drawers under. A wet room style shower with thermostatic controlled dual headed rainfall and hand held shower over. Walls finished in Aqua boarding. Obscured double glazed window to rear, inset ceiling light points, ceiling and wall mounted fan. Chrome wall mounted heated towel rail.

**Bedroom 2 3.25m (10ft 6in) x 2.35m (7ft 7in)**

This is a flexible and versatile space which as well as the bedroom would also make for a lovely snug/lounge. Double glazed window to front, ceiling light point, radiator.

**First Floor Landing**

Double glazed Velux skylight to rear, eaves storage, ceiling light point, loft access point, air purifying system and doors opening through to

**Bedroom 3 4.31m (13ft 11in) x 3.92m (12ft 8in)**

Double glazed dormer window to front and rear. A further double bedroom with ceiling light point, two radiators and eaves storage. There is a walk-in wardrobe with hanging rail.

**Bedroom 4 4.28m (13ft 10in) x 4.62m (14ft 11in)**

A triple aspect room enjoying double glazed windows to front and rear and further double glazed window to side. Ceiling light point, radiators, eaves storage and wood effect laminate flooring.

**Family Bathroom**

Fitted with a white suite consisting of a low level WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap. Obscured double glazed dormer window to front, shower enclosure with thermostatic controlled shower over, ceiling light point, ceiling mounted extractor fan and tiled splashbacks. Radiator.

**Outside**

One of the key selling points of this property is the generous rear garden, a lovely enclosed and private space. Extending away from the rear of the property is a large paved patio area leading to the lawn with shrub and planted beds. To the left hand side of the patio a paved path leads past the planted gravelled area, further seating area which in turn gives access to the brick built store which is attached to the neighbours and measure 13'7 x 7'5 with light and divided into two main areas.

To the right hand side of the patio are a number of outbuildings which hold huge potential for further development currently used as workshops and stores but do offer the potential, subject to the relevant permissions being sought, to be converted into additional accommodation or home office/studio. These buildings in more detail comprise

**Workshop 4.16m (13ft 5in) x 5.86m (18ft 11in)**

Positioned on the rear of the carport and accessed via a pedestrian door from either the carport itself or the rear patio. Enjoying light and power and having a small enclosed office built within. A further door opens through to

**Workshop 2 2.51m (8ft 1in) x 2.45m (7ft 11in)**

A secure store with light and power.

**Summer House 2.48m (8ft) x 3.28m (10ft 7in)**

A lovely area to enjoy the garden having double glazed patio doors and further double glazed window. Light and power.

**Garden Store 4.57m (14ft 9in) x 3.25m (10ft 6in)**

Of timber construction with double wooden doors to front opening to this wonderful storage space ideal for garden equipment and enjoying light and power.

The garden is enclosed by a fenced and walled perimeter and to the right hand side of the main lawn area there is an excellent storage area and further fenced space with chicken coup. The garden further benefits from outside water tap, sensed light points and there is a pedestrian and wider vehicular gate giving good access to the main driveway. Part lit well with power socket.



## Directions

From the centre of the city off Worcester proceed west over the river into New Road with the cricket ground on your left. Continue straight on at the first island and turn left at a set of traffic lights onto the B4485. Proceed until the traffic island and take the 2nd exit onto Upper Wick Lane. Continue for 0.2 miles after which the property can be found on the right hand side as indicated by the agent for sale board.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (61).



**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

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