



1 Spring Mill, Spring Street, Uppermill, OL3

Offers Over £360,000



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Kirkham Property are delighted to offer for sale this spacious individually built detached bungalow designed by the current owner. Located just off high street in the heart of Uppermill village within easy walking distance to its renowned boutique shops, wine bars and restaurants. Sitting alongside the River Tame the property is ideally suited to those looking to downsize. Set in a peaceful location the living space comprises entrance hallway, lounge with two Juliette balconies, dining area, kitchen, two double bedrooms (master with En-suite shower room) and a modern family bathroom plus, there is a downstairs space with utility area that has a multitude of uses including converting to an additional bedroom. The property has secure gated entrance. There are two allocated parking spaces which is a pleasing area overlooking the river. This area can also be used as a patio area. Viewing recommended.





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Entrance Hall - 1.09m x 3.23m (3'7" x 10'7")

Lounge - 4.75m x 4.6m (15'7" x 15'1")

Dining Area - 2.64m x 2.64m (8'8" x 8'8")

Kitchen - 4.04m x 2.77m (13'3" x 9'1")

Bedroom - 3.18m x 3.23m (10'5" x 10'7")

En-suite - 2.44m x 0.91m (8'0" x 3'0")

Bedroom - 3m x 2.77m (9'10" x 9'1")

Bathroom - 1.96m x 2.64m (6'5" x 8'8")

Basement - 4.88m x 7.09m (16'0" max x 23'3" max)





FLOOD ZONE INFORMATION

This property is located next to the River Tame and a general post code and address related search of the Environment Agency data will generate a Flood Risk indication of it being in a high risk area. However, on assessing the flood risk map the boundary between Flood Risk Areas 2 and 3 (High and Medium) and Area 1 (Low) is the wall of the actual dwelling and that of the associated car parking adjacent. The property is therefore in a Low Risk Area 1. The dwelling floor level is generally 3ms above the riverbed. There is though a room below the general living area that has 2 windows next to the river but the cills of these are approximately 1.7ms above the riverbed. The current resident of the property was the first occupier when the building was extended and converted from an original office in 2007. Since then, over the 18 years there has been no flooding of any of the property from the river. A specialist Engineer has been commissioned to generate an individual property related Flood Risk Assessment to confirm that river flooding is actually low risk. This will be based on historically collected river level data directly relating to this property which is held by The Environment Agency and released on specific individual request. This report will be available in the near future and certainly before any sale is completed.

Flood risk insurance has always been offered and is currently in place.





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