



14 Perrins Field, Upton upon Severn, WR8 0ER

£420,000

A modern four bedroom detached family home with garage and detached home office in a cul-de-sac location overlooking a green on the outskirts of Upton upon Severn. The accommodation comprises; entrance hall, cloakroom, sitting room with doors to rear garden, open plan 22' dining kitchen with doors to the rear garden, main bedroom with refitted en-suite, three further bedrooms, family bathroom (currently being refitted), detached bespoke garden office and store. Further benefits include; gas central heating, double glazing, integral single garage and resin bound driveway, enclosed rear garden. Viewing a must to appreciate the location and outlook of home on offer.



14, Perrins Field, Upton upon Severn, WR8 0ER

ENTRANCE HALL

Access via obscure glass double glazed front door, side aspect double glazed windows, two ceiling light points, radiator behind decorative cover, ceramic tiled floor, stairs to first floor with under stairs cupboard, Doors to:

CLOAKROOM

Front aspect obscure glass double glazed window, ceiling light point, re-fitted white suite comprising: pedestal wash hand basin, WC, part tiled walls, continued tiled floor, radiator.

SITTING ROOM 15'4" nt 11'5" x 11'6" (4.68m nt 3.5m x 3.52m)

Rear aspect double glazed French doors to rear garden, ceiling light point, coving, two radiators, double doors to:

DINING KITCHEN 22'6" x 8'1" (6.87m x 2.47m)

Large open plan kitchen diner comprising:

KITCHEN AREA 13'3" x 7'9" (4.05m x 2.37m)

Front aspect double glazed window overlooking the garden, two ceiling light points, fitted kitchen comprising: matching range of floor and wall mounted Farrow and Ball 'Railings 31' grey/blue painted units under a oak block effect work surface, ceramic bowl with mixer taps over, integral gas hob with oven below and hidden extractor over, integral dishwasher, space and plumbing for automatic washing machine inside a matching floor unit, integral fridge, integral freezer, integral wine cooler, ceramic tiled floor, open plan to:

DINING AREA 9'3" x 8'1" (2.82m x 2.47m)

Ceiling light point, twin contemporary vertical radiators, exposed brick wall, double glazed double French doors to rear garden, open plan to sitting room.

BEDROOM ONE 13'3" max into wardrobe x 9'1" (4.04m max into wardrobe x 2.79m)

Rear aspect double glazed window, ceiling light point, built in full height double wardrobe with hanging rail and shelving, radiator, door to:

EN-SUITE 7'4" x 3'11" (2.26m x 1.21m)

Side aspect obscure glass double glazed window, ceiling light point, re-fitted white suite comprising: large walk-in shower cubicle with rainfall and body shower, contemporary glass bowl wash hand basin, hidden cistern WC, part tiled walls, tiled floor.

BEDROOM TWO 10'11" x 9'1" +wardrobe (3.33m x 2.78m +wardrobe)

Front aspect double glazed window overlooking Green, ceiling light point, radiator, built in double wardrobe with hanging rail and shelving.



BEDROOM THREE 9'9" x 6'10" + door recess (2.99m x 2.09m + door recess)

Rear aspect double glazed window, ceiling light point, radiator.

BEDROOM FOUR 8'11" x 8'5" (2.73m x 2.57m)

Front aspect double glazed window overlooking the Green, ceiling light point, radiator, built in double wardrobe with hanging rail and shelving.

BATHROOM 6'10" x 5'7" (2.10m x 1.71m)

Side aspect obscure glass double glazed window, ceiling light point, extractor, white suite comprising: panel bath with shower over and screen to side, wash hand basin with storage below, WC, heated chrome towel rail, wood plank effect flooring. (please note the bathroom is currently undergoing refurbishment)

FRONT GARDEN

Mainly laid to lawn with mature tree and shrubs and rockery flowerbed, a stone resin bound drive provides parking for one to two cars and continues to the side of the property and to a pedestrian gate to the rear garden.

REAR GARDEN

Landscaped rear garden with initial stone resin bound patio with space for table and chairs and al fresco dining, formal lawn with flower and shrub beds to the side, a path leads past a raised bed to the home office with a second slate chip seating area to the side.

HOME OFFICE 7'7" x 7'3" (2.32m x 2.21m)

Detached timber frame home office and store, external lighting, accessed via double glazed French doors to the fore, side aspect double glazed windows, recessed ceiling down lighters, power points, river washed oak plank effect flooring. NB the internal wall between the home office and the store can be removed to create a large home office/garden room.

STORE/UTILITY 7'3" x 5'10" (2.21m x 1.79m)

Access via a secure door from the garden, recessed ceiling down lighters, continued flooring from the office.

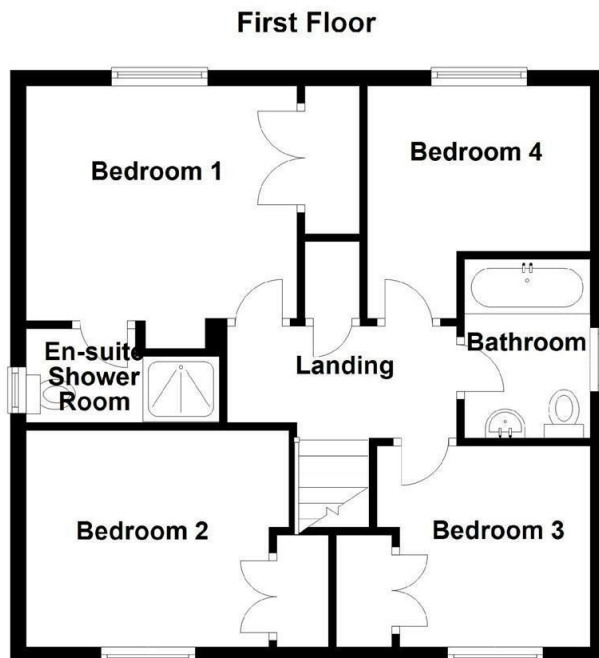
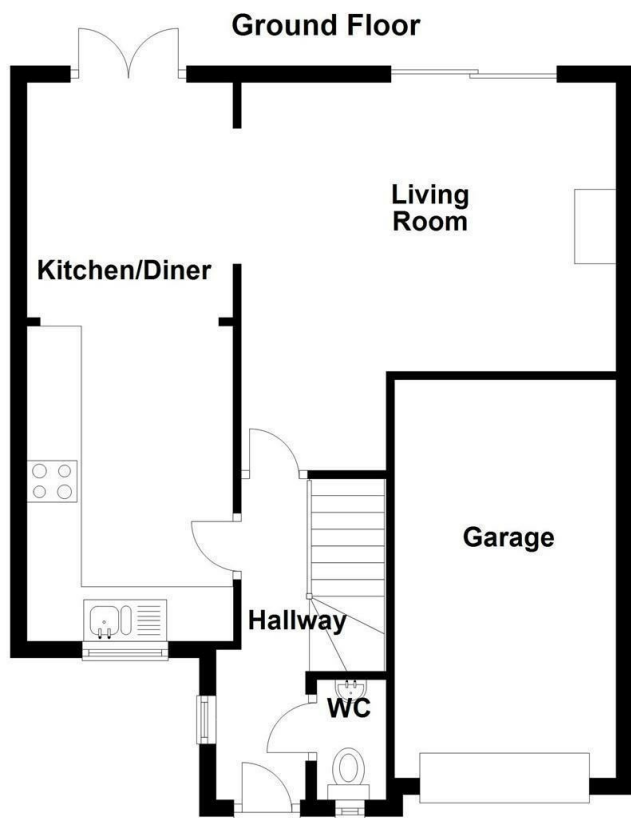
GARAGE 15'8" x 8'7" (4.78m x 2.63m)

Electric remote electric roller shutter door, power and light.

DIRECTIONS

From the centre of Upton-upon-Severn proceed along Old Street towards Welland, at the top of Tunnel Hill take the second turning right into Milestone Road and bear right into Perrins Field, where the property can be found as indicated by the agent's sale board on the other side of the green as indicated by the Alllan Morris 'For Sale' board. For further information or to arrange a viewing please contact the office on 01684 891348.





ENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

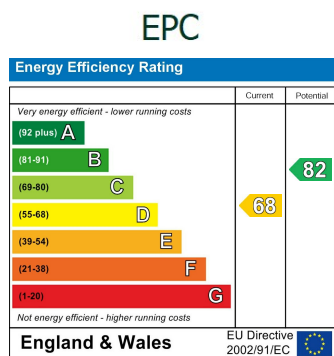
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

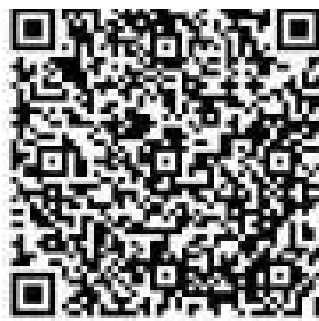
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

ENERGY PERFORMANCE RATINGS: Current: D66 Potential: C80

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



Material Information Report



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn