Allan Morris
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Acorn House 3 Beckford Grove, Upton-Upon-Severn, WR8 0TD

£495,000

A well proportioned, well presented detached home in a quiet cul-de-sac location with lovely wrap around gardens, located on the outskirts of Upton-on-Severn.
Comprising:- reception hall, dual aspect lounge with French doors to garden, office, cloakroom, kitchen with built in appliances opening to dining/living room with French doors to garden, large utility, large master bedroom with ensuite, two further double bedrooms, fourth bedroom/studio, large luxury bathroom. The property has gas central heating, double glazing and a well stocked garden, garage plus parking for up to three vehicles. Viewing highly recommended.

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Acorn House, 3 Beckford Grove, Upton-Upon-Severn, Worcestershire, WR8 0TD

Door with opaque glazed window, opens to:

LOCATION

Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, which has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, two banks, medical centre, library, three churches, primary school and popular secondary school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately, from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

RECEPTION HALL

With stairs to first floor, wood effect flooring, front aspect window, radiator, understairs store cupboard, doors to:

LIVING ROOM 17'3" x 13'9" (5.26m x 4.2m)

Side aspect double glazed French doors to sun terrace and side garden, wall mounted electric fire, media points, double radiator.

OFFICE 8'9" x 6'3" (2.68m x 1.93m)

Front aspect window, radiator, telephone point.

CLOAKROOM

With WC, wash basin with cupboard under, extractor fan, tiled floor, heated towel rail.

KITCHEN 21'8" x 11'5" in total (6.61m x 3.50m in total)

Rear aspect window, wide range of fitted kitchen units to include one and a half bowl single drainer ceramic sink unit, built-in dishwasher, built-in fridge and freezer, built-in double oven and induction hob, filter hood over, soft close drawers and cupboards, ample storage space, breakfast bar. Door to utility. Open to:

DINING ROOM

Side aspect window and rear aspect French doors to rear garden, radiator.

UTILITY 11'11" x 6'9" (3.65m x 2.08m)

Rear aspect window, rear aspect half glazed door to garden, radiator, tilled floor, fitted units including broom cupboard, single drainer sink unit, cupboard housing Ideal gas central heating boiler, space for tumble dryer, built-in washing machine, wall mounted shelves.

FIRST FLOOR LANDING
With radiator, large hatch to loft space with drop down ladder. Doors to:

BEDROOM ONE 17'7" x 10'5" (5.36m x 3.18m)
Front aspect window, radiator. Door to:

ENSUITE 11'5" x 4'0" (3.49m x 1.22m)
Side aspect opaque window, wash basin with fitted cupboards, WC, large shower with rainfall and adjustable shower heads, heated towel rail, extractor fan.

BEDROOM TWO 13'3" x 10'3" (4.05m x 3.14m)
Rear aspect window, radiator.

BEDROOM THREE 11'6" x 11'2" (3.51m x 3.41m)
Side aspect window, radiator.

BEDROOM FOUR 10'3" x 10'1" (3.13m x 3.09m)
Two front aspect windows, radiator.

BATHROOM 10'8" x 11'11" (3.27m x 3.64m)
Rear aspect opaque glass window, contemporary free standing bath, wash basin with drawers under, concealed cistern WC, very large walk-in shower with rainfall and adjustable shower heads, heated towel rail, tiled floor, extractor fan.

OUTSIDE
At the rear, a landscaped garden with wide, well stocked borders with flowering shrubs and plants and small trees, deck adjacent dining room with sun awning, patio adjacent to lounge with sun awning, potting shed, courtesy door to garage, gate to front.
Front garden with well stocked shrub beds. Off road parking for up to three vehicles plus the garage.

DIRECTIONS
From the Allan Morris office in Upton town centre, proceed in a southerly direction towards Tunnel Hill. Follow the road past the Upton Surgery up the hill and around to the right into Tunnel Hill. After short distance, turn left into Beckford Grove. Acorn House is round to the right. Visitor parking is available on the left.

what3words
///skirt.shrub.poets

ASKING PRICE - £495,000

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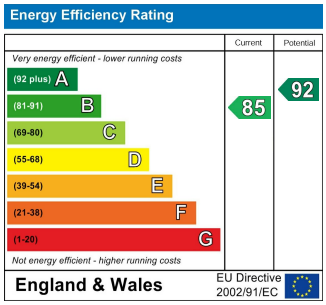
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets will also be included in the sale price.

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: F

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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