



**FOUR BEDROOM DETACHED FAMILY HOME ENJOYING A QUIET CUL-DE-SAC SETTING IN THE SOUGHT AFTER VILLAGE OF EARLS CROOME. ENCLOSED REAR GARDEN AND OFF ROAD PARKING. EPC D.**

## 3 Earls Grange – Offers Over £480,000

3 Earls Grange, Earls Croome, Worcester, Worcestershire, WR8 9DP



# 3 Earls Grange

## Location & Description

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town is approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at both Worcester, Pershore and Malvern.

## Property Description

A fantastic opportunity to purchase a spacious four bedroom detached family home. Located in a quiet and sought after village and with countryside footpaths right on your front door which is perfect for dog walks. The property is ideally located for local primary schools, and the highly regarded Hanley Castle Highschool, making this the perfect family home. The property offers a peaceful setting on a sought after cul-de-sac, with a lovely enclosed rear garden and off road parking. The paved driveway gives access to the side gate to the rear garden and the front door opening to:

## Entrance Hallway

Ceiling light, radiator, thermostat, understairs storage cupboard, wooden flooring, stairs to first floor. Doors to:

## Cloakroom

Suite consisting of pedestal hand basin with mixer tap and low level WC. Obscure double glazed window to front, ceiling light and radiator.

## Lounge 12.23ft (3.73m) x 18.17ft (5.54m)

Located at the front of the property with a large double glazed bay window, feature fireplace housing open fire with marble effect hearth. Ceiling, wall lights and radiator. Wooden floor through to:

## Dining Room 9.28ft (2.83m) x 10.36ft (3.16m)

Ceiling light, radiator, wooden flooring and sliding double glazed patio doors on to the rear garden.

## Study 8.13ft (2.48m) x 9.97ft (3.04m)

Two Velux windows, side facing double glazed window, spotlights and radiator.

## Kitchen 12.27ft (3.74m) x 12.27ft (3.74m)

Spacious kitchen allowing room for a dining area, comprehensive range of floor and eye level cupboards and drawers, work surface and tiled surrounds. Belling oven with a five ring hob and extractor fan over. One and a half bowl stainless steel sink, drainer with mixer tap, integrated dishwasher, integrated Fridge/Freezer, radiator, ceiling light and spotlights, rear facing double glazed window with views onto the garden. Leading into:

## Utility Room 12.30ft (3.75m) x 5.84ft (1.78m)

Fitted units including floor and eye level cupboards with worksurface over, tiled surrounds, ceramic sink with mixer tap. Oil Worcester boiler. Plumbing for washing machine and space for tumble dryer. Loft hatch, spotlights, radiator and tiled floor. Rear facing double glazed window and door giving access into the rear garden. Additional door to a storage room with ceiling light.

## Landing

Side facing double glazed window, loft hatch, ceiling light and storage cupboard.





#### **Bedroom 1 13.91ft (4.24m) x 10.86ft (3.31m)**

Spacious and bright main bedroom with front facing large bay double glazed window, built in wardrobes, ceiling light and radiator, Door to:

#### **En-Suite Shower Room**

Suite comprising of tiled shower cubicle, wash basin, low level WC, heated towel rail, double glazed side facing window and spotlights.

#### **Bedroom 2 8.69ft (2.65m) x 12.53ft (3.82m) (Max)**

Ceiling light, radiator, double glazed window over looking the rear garden.

#### **Bedroom 3 6.86ft (2.09m) x 9.64ft (2.94m)**

Ceiling light, radiator, double glazed window over looking the rear garden.

#### **Bedroom 4 9.12ft (2.78m) x 7.45ft (2.27m)**

Ceiling light, front facing double glazed windows, radiator and storage cupboard

#### **Bathroom**

Suite comprising of a panelled bath with shower over and shower screen, low level WC, wash hand basin, spotlights, radiator and side facing double glazed window.

#### **Outside**

To the front of the property is a brick driveway which provides parking for two cars, small lawned area and hedge borders.

The rear garden can be accessed via a gate to the side of the property, utility room and dining room.

A private and enclosed garden with an area of decking ideal for outside dining and an area laid to lawned. Shed and external tap. Oil tank is masked by fenced boarder.

#### **Agents Notes**

Please note there is an estate charge of £9 per year TBC

## Directions

From our John Goodwin office in the High Street, go along Church Street towards the bridge, at the roundabout take the second turning onto the A4104 towards the A38. At the roundabout take the second turning onto the Pershore Road, take the first left turning onto Church Lane, then Earls Grange will be on the left where you will find 3 Earls Grange at the end of the cul-de-sac.



## Services

We have been advised that mains electric and water 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 Upton upon Severn Office, Tel: 01684 593125

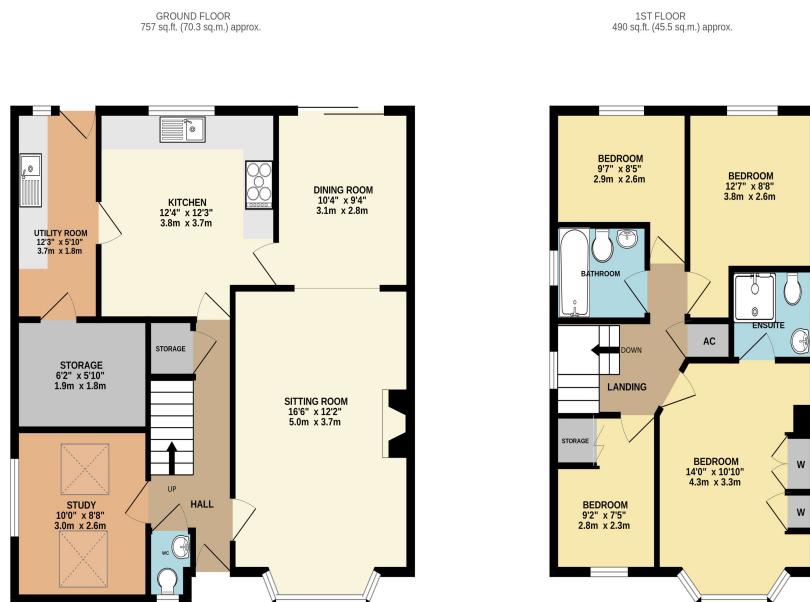
## Council Tax

### COUNCIL TAX BAND "F"

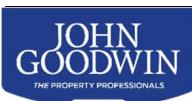
This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (59).



TOTAL FLOOR AREA: 1247 sq ft. (115.9 sq.m.) approx.  
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements or dimensions, windows, doors and other features are approximate and may be subject to 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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## MISREPRESENTATION ACT, 1976 - 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.