

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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Extended Three Bedroom Detached Bungalow Situated In A Cul-De-Sac In A Sought After Location. Spacious Open Plan Lounge, Diner/Conservatory And Modern Fitted Kitchen With Integral Appliances. Pretty South/Westerly Facing Landscaped Garden With Patio Areas And A Summer house. UPVC Double Glazing, Detached Garage And Plenty Of Parking. EPC D.

128 The Beeches - Guide Price £430,000

128, The Beeches, Holly Green, Upton Upon Severn, Worcestershire, WR8 0QQ

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128 The Beeches

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 offers a good variety of shops, supermarkets, restaurants, cafes and pubs alongside a bakery, news agents/post office, a hardware and toyshop, hairdressers, Boots the chemist, book shops to name but a few. There is a sought after Doctors surgery with pharmacy and dentist, a rugby club and library. Open countryside and riverside walks add to the appeal.

Located 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 Pershore, Worcester and Malvern with direct links to London Paddington.

Property Description

This three bedroom detached family home has been tastefully extended to the rear to offer a bright and spacious open plan lounge, conservatory/diner and modern fitted kitchen with integral appliances adding to the appeal for potential purchasers.

The private south/westerly facing garden is another particular feature of this property. The pretty landscaped gardens wrap around from the side aspect and are filled with an abundance of mature plants and shrubs, a feature raised fish pond, patio areas for entertaining with family and friends and a insulated summer house with power and lighting, making it ideally suited for those that work from home wanting a quiet home office or those that want a hobby room.

The three double bedrooms are serviced by the modern fitted shower room. Further benefits include UPVC double glazing, Oak veneer doors throughout, a detached garage and plenty of off road parking.

The accommodation comprises as follows:

Entrance Hallway

UPVC obscure double glazed door to the side aspect, power points, ceiling light, radiator, loft access, solid wood flooring, built in double cupboard (housing the oil boiler, storage and hanging rails), doors to:

Master Bedroom

UPVC double glazed window to the front aspect, radiator, ceiling light with fan, power points, full fibre broadband box.

Bedroom Three

UPVC double glazed window to the front aspect, radiator, power points, ceiling light.





Shower Room

UPVC obscure double glazed window to the side aspect, fitted with a white low level WC and wash hand basin, part tiled splash backs, tiled flooring, ceiling light, radiator, corner shower with a electric shower and fully tiled with glass doors.

Bedroom Two

UPVC double glazed window to the side aspect, ceiling light, radiator, power points, door to:

Open Plan Lounge/Diner/Kitchen

Lounge

Ceiling light, radiator, TV point, power points, Karndean flooring, opening to:

Conservatory/Dining room

UPVC double glazed windows to the rear and side aspect, UPVC double glazed French style double doors to the rear aspect, UPVC double glazed door to the side aspect, TV point, power points, inset ceiling spot lights, wall light with remote, Karndean flooring, open plan to:

Kitchen

UPVC double glazed window to the side aspect, fitted with a matching shaker style range of wall and base units with granite work surfaces over, power points, part tiled splash backs, tiled flooring, integrated Bosch oven and Bosch induction hob with Luxair extractor fan over (with remote control), integrated Bosch fridge/freezer, Beko washing machine, wine display, matching dresser unit with storage cupboards, draw and glass shelf, integrated bin, stainless steel deep sink with a stainless steel mixer tap over, door to

Outside

Front Garden

Brick paved driveway with parking for four cars, lawned area with a small tree and mature shrubs, iron double gates leading to:

Side Garden

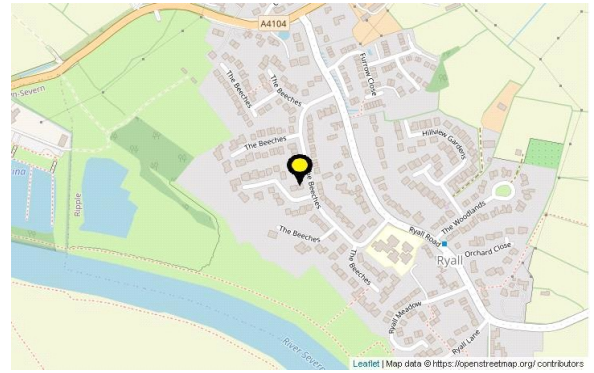
Detached garage with an electric door and housing power points, oil tank to the side of the garage, garden shed and bin storage area, paved patio area with a feature raised pond (housing an electric pump and fish), water tap, mature plants and shrubs, opening to:

Rear Garden

South/westerly facing private garden with a paved patio area for entertaining, steps leading up to another paved patio seating area, mature plants and shrubs, path through to the lawned area with a summer house 10 x 8 insulated with power, wood laminate flooring, wooden double glazed French style patio double doors and a pull down canopy to the front, feature brick wall and wood panel fencing surrounds the garden.

Directions

From the John Goodwin office in the High Street, go onto Church Street and take the second turning at the roundabout over the bridge onto the Hanley Road. Continue up and then take the next left turning into Ryall Road. Take the first turning on the right hand side into The Beeches, then take the third turning on the right hand side into the cul-de-sac and 128 The Beeches can be found on the right hand side.



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 "D"

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.

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operation or efficiency. See the plan.

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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 leases 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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