

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## 5 The Woodlands, WR8 0PQ

Guide Price **£320,000**

A Semi Detached Three Bedroom House In A Highly Desirable Location. Off Road Parking And Garage. Energy Rating "E".

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2



Regulated by

**RICS**

**01684 593125**

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Offices also at Ledbury, Malvern, Colwall, Ross-on-Wye Office & London





### Location

Upton-upon-Severn is an historic picturesque 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, pubs, cafes and restaurants, a bakery, Boots the chemist, a hardware store, florists, hairdressers, newsagents/post office to name but a few. There is a rugby club, a library and a Doctors surgery with pharmacy and dentist. For families with children there is Upton Primary Schools which follows onto the sought after Hanley Castle High School. Open countryside adds to the appeal.

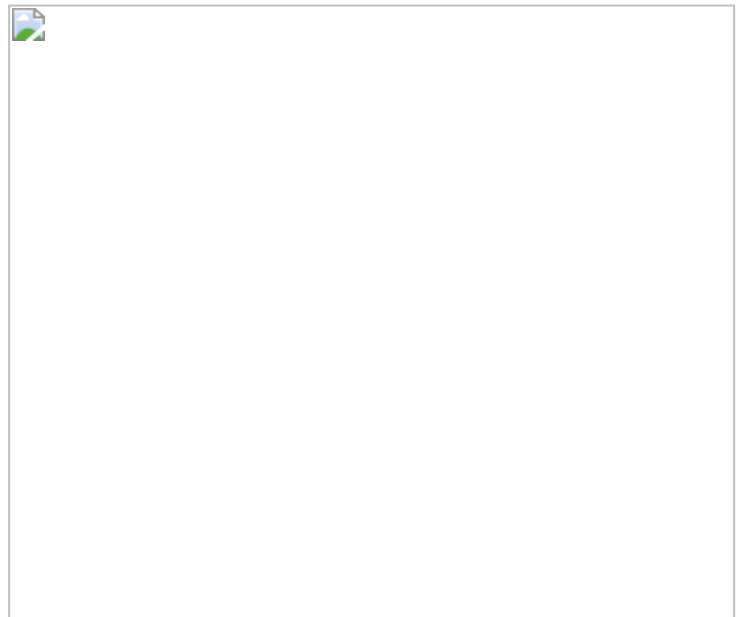
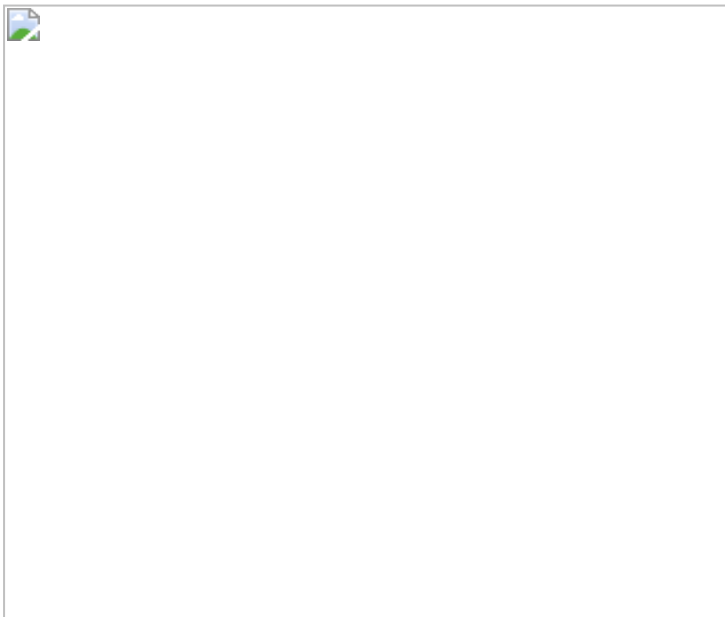
Located approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at Pershore, Worcester and Malvern with direct links to London Paddington for the commuter.

### Description

A wonderfully located semi detached house enjoying a sought after location in Ryall situated on the outskirts of Upton Upon Severn. The house is ideal for a family and offers ample off road parking.

The property is set back from the road behind a block paved driveway and lawned foregarden that gives access to the garage which also gives access into the rear garden.

The property benefits from entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom and garage.





The front door with side panels opens to:

**Entrance**

A spacious hallway with stairs to first floor, ceiling light, side facing double glazed window, fuse box and radiator, door to:

**Kitchen 6.43m (20ft 9in) x 2.22m (7ft 2in)**

Double glazed window to the rear of the gally kitchen with a lovely outlook over the garden, range of base and eye level units and work top over, stainless steel sink and drainer, partially tiled walls. Ceiling lights, space for cooker, dishwasher, fridge and freezer, radiator and Worcester boiler. External door leading into the rear garden. Door to:

**Dining/Family Room 4.73m (15ft 3in) x 3.23m (10ft 5in)**

Spacious room which can be used as a dining room and family area, with double glazed sliding patio doors giving access into the rear garden. Two ceiling lights and two radiators.

**Sitting Room 4.93m (15ft 11in) x 3.69m (11ft 11in)**

Front facing double glazed window, ceiling light, radiator. Feature fireplace with space for electric fire.

**Landing**

Ceiling light, loft hatch, double glazed side window, thermostat and a cupboard housing the water tank.



**Bedroom One** 3.77m (12ft 2in) x 3.64m (11ft 9in)

A spacious room with ceiling light, front facing double glazed window and radiator.

**Bedroom Two** 3.72m (12ft) x 2.76m (8ft 11in)

Rear facing bedroom overlooking the garden, comes with a built in wardrobe with mirrors. Ceiling light, rear facing double glazed window and radiator.

**Bedroom Three** 2.71m (8ft 9in) x 2.32m (7ft 6in)

Ceiling light, front facing double glazed window, radiator and built in cupboard.

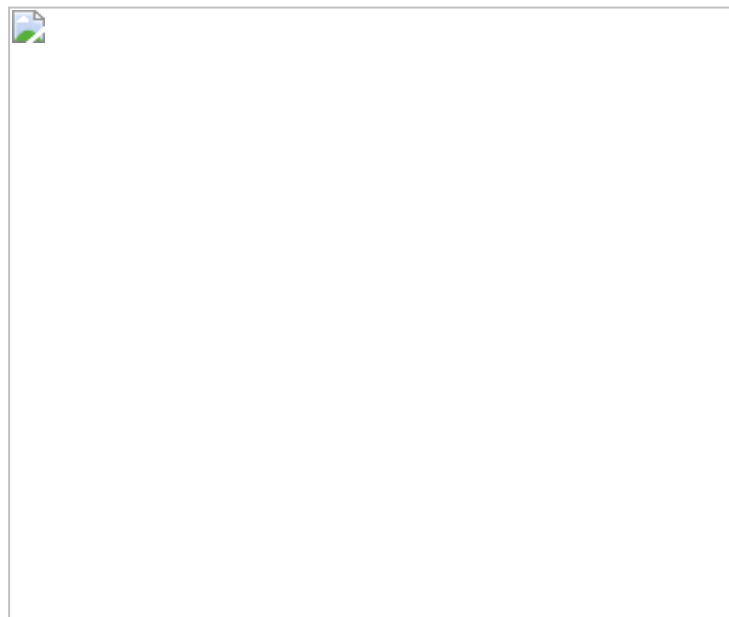
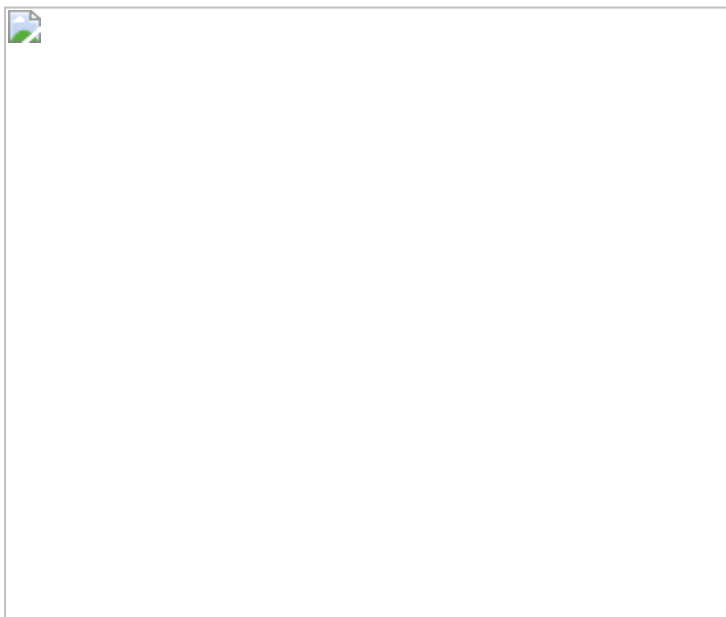
#### **Bathroom**

Suite consisting of bath and shower over, wash hand basin, close coupled WC. Ceiling light, rear facing double glazed window and radiator.

#### **Outside**

The rear garden can be accessed via the garage door and doors from the dining room and kitchen opening to a patio area, an ideal space for entertaining. The garden is laid to lawn with mature trees to the rear, shed and oil tank. Access to the garage which has a rear facing window, light and power.

The front of the property is laid to lawn and with a variety of mature shrubs and trees. A brick driveway leading to the front of the garage.





**Services**

We have been advised that mains electricity, water and drainage are connected to the property. Central heating is provided by an oil fired system 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.

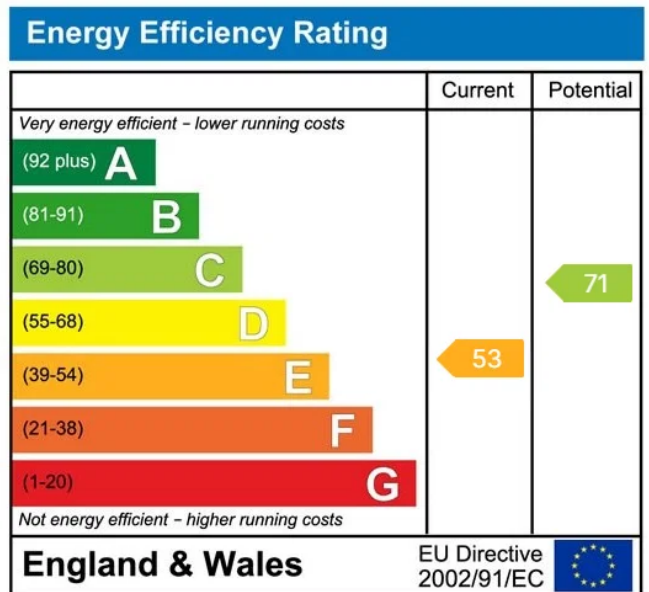
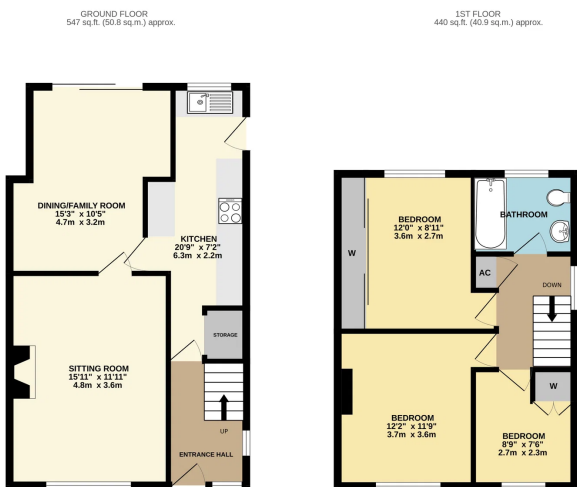
**Directions**

From the town of Upton cross over the river bridge heading towards Pershore (A4104). You will pass the marina on your right hand side. A few hundred yards after this take the next main turn into Ryall Road, continue until you reach The Woodlands on your left hand side and 5 The Woodlands is on the left.

**Council Tax**

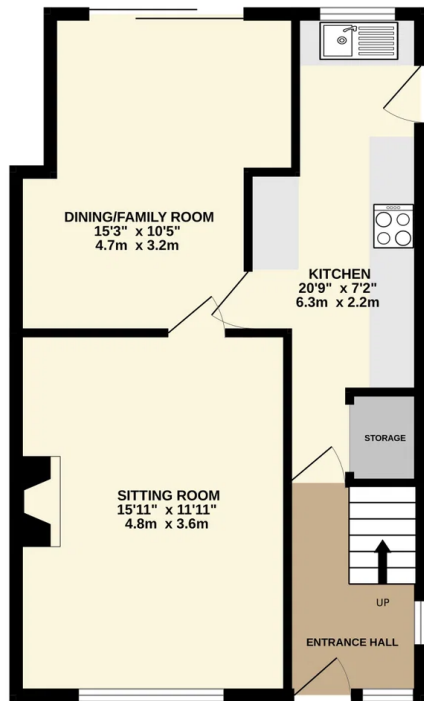
**COUNCIL TAX BAND "C"**

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

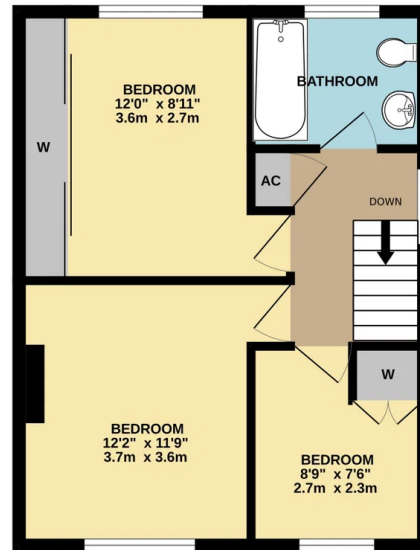


While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This data is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their operation.

GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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## Energy Performance Certificate

The EPC rating for this property is (E).

Viewing - By appointment to be made through the Agent's Upton upon Severn Office, Tel:

[01684 593125](tel:01684593125)

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.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.