

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**This Beautifully Presented Detached Family Home Has Been Tastefully Updated Throughout To Offer Spacious And Flexible Accommodation. Modern Fitted Shaker Style Kitchen With Integral Appliances. Three Double Bedrooms, Two With En-Suites And A Family Bathroom. South/Westerly Facing Private Garden. Newly Fitted UPVC Double Glazing And Worcester Oil Combination Boiler, Garage And Off Road Parking. No Onward Chain. EPC D.**

## 142A, The Beeches - Offers in the region of £475,000

142A, The Beeches, Ryall, Upton upon Severn , Worcestershire, WR8 0QQ

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# 142A The Beeches

## Location & Description

Upton upon Severn is a pretty historic riverside town. Well known for its many festivals - Folk, Blues and the Sunshine festival. The town is very popular and benefits from a Doctors with pharmacy and dentist, a vets, newsagents/post office, Boots the chemists, a bakery, hardware store, book shops, supermarkets, a library and numerous restaurants, cafes and pubs. There are plenty of community activities for both young families and retired residents. For those of sporting ability there is Upton Rugby club.

The M50/M5 interchange motorway is approximately 3 miles away, with railway services at Great Malvern, Pershore and Worcester with direct links to London Paddington. Open countryside adds to the appeal.

## Property Description

142a The Beeches is situated in the popular and sought after area of Holly Green, within walking distance to the picturesque riverside town centre of Upton upon Severn and all its amenities. For families with children there is a bus stop for the children a few minutes walk away on Ryall road to Hanley Castle high School, whilst the primary school is in Upton. The commuter has good access to the M5/M50 interchange with the A38 to Worcester and Tewkesbury being close by.

The bungalow has been tastefully updated throughout with new rewiring, replastered, replumbing and a new Worcester combination oil fired boiler, UPVC windows and doors and Oak internal doors throughout. The property offers deceptively extensive accommodation which offers flexibility to suit a variety of needs. The dual aspect spacious lounge/diner has patio doors to the garden and a feature fireplace with a modern inset wood burner. All the luxuries of a shaker style modern fitted kitchen with integral appliances to include a Bosch waist high double oven with grill, an induction hob with extractor fan over, AEG fridge/freezer, Bosch dishwasher and washing machine will appeal to potential purchasers. The three double bedrooms, two of which are En-Suites and a family bathroom offer plenty of space for visiting family and friends.

Outside the rear south/westerly facing garden has been landscaped with mature borders of plants and shrubs and small trees offering a good degree of privacy and shaded areas for those hot sunny days. There is a paved patio area the length of the bungalow alongside a decked patio area for entertaining and taking in the views over the garden. Outside lighting, a water tap and a log store are all an added bonus. Further benefits include a garage with an electric door, power and lighting, overhead storage and a work bench and a brick paved driveway with parking for several cars.

## Entrance Hall

UPVC obscure double glazed door and glazed side panel to the front aspect. Inset ceiling spot lights, smoke alarms x two, power points, radiator, ceramic tiled flooring, loft access (pull down ladder, power and lighting and partially boarded), doors leading off the hallway to:

## Lounge/Dining Room 27.81ft (8.48m) x 24.53ft (7.48m) Max

UPVC double glazed window to the front and side aspects, UPVC double glazed double French style doors to the rear garden, inset ceiling spot lights, ceiling light, power points, radiators x two, TV points x three, ceramic tiled flooring, feature fireplace with an Oak







mantle, tiled frontage and modern inset wood burner and a slate hearth.

#### **Kitchen 13.84ft (4.22m) max x 8.76ft (2.67m) max**

UPVC double glazed door and window to the rear aspect, fitted with modern shaker style wall and base units with work surface over, composite one and a half bowl, sink and drainer with a mixer tap over, part tiled splash backs, pull out full height /broom/larder cupboard, integrated Bosch waist high double oven, induction hob with extractor hood over, AEG integral fridge/freezer, Bosch dishwasher and a washing machine, breakfast bar, wall mounted Oak shelving, Worcester oil fired combination boiler under the work surface, power points, inset ceiling spot lights, tiled flooring.

#### **Master Bedroom 13.81ft (4.21m) max x 14.14ft (4.31m) max**

UPVC double glazed window to the rear aspect, radiator, ceiling light, power points, TV point, door to:

#### **En suite Shower room**

UPVC double obscure glazed window to the side aspect, fitted with a modern white suite comprising of a low level WC, wash hand basin with storage cupboards under and a mixer tap and storage mirrored cabinet over, upright heated towel rail, fully tiled walls and flooring, inset ceiling spot lights, corner shower cubicle with a mains shower and glass sliding doors, extractor fan.

#### **Bedroom Two 11.71ft (3.57m) x 9.61ft (2.93m)**

UPVC double glazed window to the front aspect, ceiling light, radiator, power points, TV point, door to:

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

Fitted with a modern white suite comprising of a low level WC and wash hand basin with a mixer tap over, shower cubicle with a mains shower and glass sliding doors, fully tiled walls and flooring, inset ceiling spot lights, extractor fan, upright heated towel rail.

#### **Bedroom Three**

UPVC double glazed window to the front aspect, inset ceiling spot lights, TV point, tiled flooring, power points, radiator.

#### **Family Bathroom**

UPVC obscure double glazed window to the side aspect, fitted with a modern white three piece suite comprising of a Jacuzzi bath with a mixer tap and hand held shower over, low level WC and wash hand basin with a mixer tap over and storage cupboards under, inset ceiling spot lights, fully tiled walls and flooring, upright heated towel rail, extractor fan.

#### **Outside**

##### **Front Garden**

The property is approached via a block paved driveway, offering ample parking for several vehicles. The paving extends to the front door with inset canopy porch and outside security lighting. Lawned area with trees and shrub bordering. Side gated access to:

##### **Rear Garden**

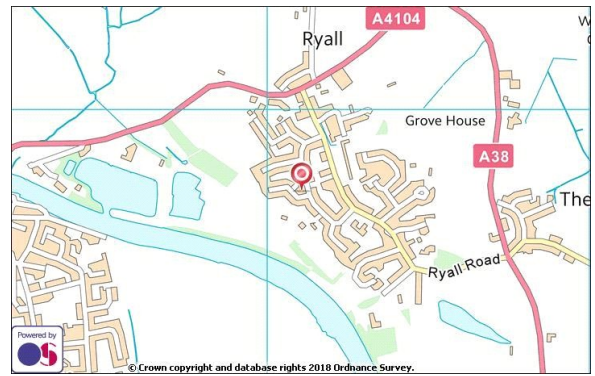
The south/westerly facing garden offers a good degree of privacy and is mainly laid to lawn with mature borders of small trees, plants and shrubs. There is a paved patio and a decked patio area. The oil tank is concealed at the one corner of the garden. Further benefits include a woodstore, water tap and lighting.

#### **Garage 16.83ft (5.13m) x 7.87ft (2.40m)**

Electric operated up and over door to the front aspect, power and lighting, over head storage, work bench and wooden shelving, UPVC double glazed door to the rear garden.

## Directions

From the John Goodwin office in the High Street proceed to the roundabout and take the second turning over the River Severn Bridge on the A4104 marked Pershore, taking the first turning right onto Ryall Road. Proceed for approximately 100 yards and take the first turning right into The Beeches. Follow the road around to the left and the property will be found approximately 100 yards down on the right hand side.



## Services

We have been advised that mains electricity and water services 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 infer 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 purchases/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 formerly 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

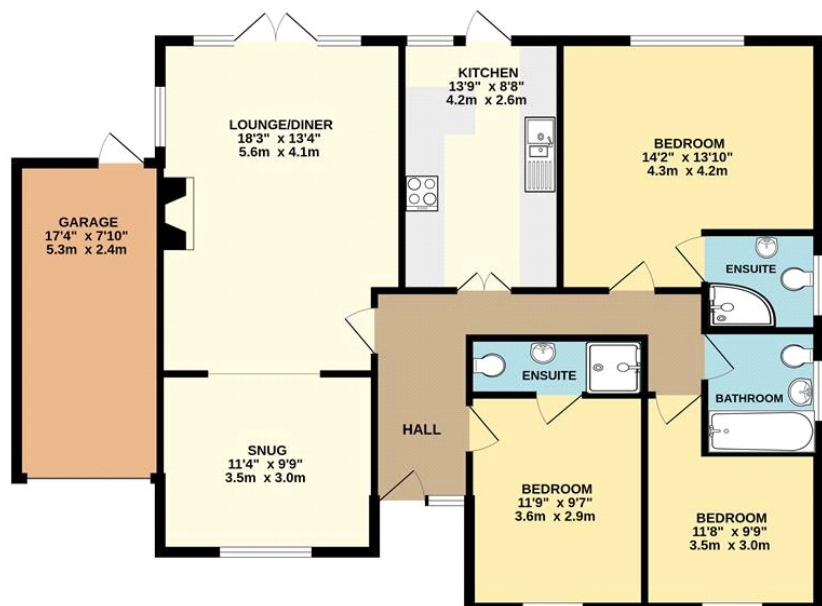
COUNCIL TAX BAND "E"

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 56(D).

GROUND FLOOR  
1191 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.7 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 is given as to their availability or efficiency can be given.  
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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.

