



AN OPPORTUNITY TO PURCHASE A SEMI-DETACHED FAMILY HOME WHICH HAS BEEN TASTEFULLY UPDATED THROUGHOUT. SITUATED IN A TUCKED AWAY CUL-DE-SAC LOCATION ON THE OUTSKIRTS OF UPTON UPON SEVERN. THE PROPERTY BENEFITS FROM NEWLY FITTED UPVC WINDOWS AND DOORS, A NEWLY FITTED GAS BOILER, A MODERN RE-FITTED KITCHEN WITH AN INTEGRAL BOSCH OVEN AND INDUCTION HOB, A SPACIOUS LOUNGE/DINER WITH PATIO DOORS TO THE PRIVATE LANDSCAPED REAR GARDEN WITH A PATIO AREA, TWO BEDROOMS WITH BUILT IN WARDROBES, A MODERN RE-FITTED BATHROOM WITH SHOWER OVER AND OFF ROAD PARKING FOR TWO CARS. EPC RATING C.

## 11 Oakland Close – Guide Price £235,000

11 Oakland Close, Upton upon Severn, Worcestershire, WR8 0ES



# 11 Oakland

## 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, pubs, restaurants, a bakery, hardware store, florists, Boots the chemist, a newsagents/post office alongside a library, rugby club and Doctors surgery with pharmacy and dentist. There is a primary school in Upton Upon Severn which follows onto the sought after Hanley Castle High School for families with children. 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.

## Property Description

11 Oakland Close is a semi-detached property situated in a quiet location at the end of a residential cul-de-sac. The property is set back behind its own driveway and approached off a small driveway from the main close.

The property has been tastefully updated throughout to provide a bright modern ready to move into home. It has an entrance hall with an archway to the newly fitted kitchen with a Bosch oven and induction hob, a space for a fridge/freezer and space and plumbing for a washing machine. The lounge/diner has been well thought out with useful fitted storage and shelving in the under stairs space, patio doors to the rear garden and room for a dining table add to the appeal.

On the first floor the master bedroom is to the rear aspect overlooking the garden with a double built in wardrobe. Bedroom two is to the front aspect and also benefits from a built in single wardrobe. Both the bedrooms are serviced by the re-fitted family bathroom which offers an electric Mira shower over the bath, built in wall storage cupboards over the WC and a wash hand basin with mixer tap and LED mirror over and storage cupboards under.

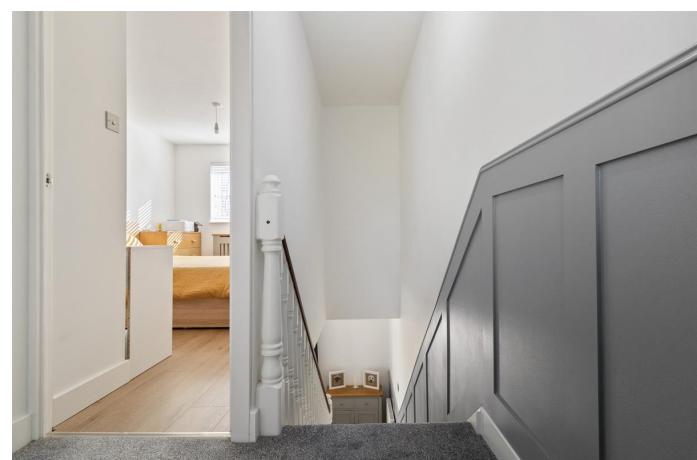
The rear garden is relatively low maintenance with a paved patio area for entertaining, two lawned areas, borders, plants and shrubs. A paved path leads to the garden shed and rear gated access.

Further benefits include newly fitted UPVC doors and windows, gas central heating with a new fitted gas combination boiler and off road parking for two cars.

Canopy porch to the front aspect to:

## Entrance Hallway

Composite door with a obscure glazed insert to the front aspect, power points, laminate flooring, ceiling light, radiator, coat hooks, newly fitted electric fuse box, smoke alarm, heating thermostat, door to the lounge/diner, archway through to:





### **Kitchen 7.84ft (2.39m) x 7.81ft (2.38m)**

Newly fitted modern kitchen base and wall units with wood effect work surface over, Bosch integral oven with a Bosch induction hob and stainless steel extractor fan over, UPVC double glazed window to the front aspect, laminate flooring, power points, part tiled splashbacks, inset ceiling spot lights, space and plumbing for a washing machine, white sink and drainer with a stainless steel mixer tap over, space for a fridge/freezer.

### **Lounge/Diner 16.73ft (5.10m) x 11.84ft (3.61m) max**

UPVC double glazed patio doors to the rear garden, power points, ceiling lights x two, radiators x two, TV point, stairs to the first floor with feature wood panelling, useful white fitted under stairs storage cupboards/shelving, wood laminate flooring.

## **FIRST FLOOR**

### **Landing**

Ceiling light, power point, access to the boarded loft space with a pull down ladder, smoke alarm, doors to:

### **Bedroom One 13.12ft (4m) max x 9.84ft (3m) max**

UPVC double glazed window to the rear aspect, built in double wardrobe with hanging rail and shelf, radiator with cover, ceiling light, power points, wood laminate flooring.

### **Bedroom Two 10.76ft (3.28m) x 6.79ft (2.07m)**

UPVC double glazed window to the front aspect, ceiling light, radiator with cover, power points, built in single wardrobe with hanging rail and shelf, wood laminate flooring.

### **Bathroom**

UPVC obscure double glazed window to the front aspect, newly fitted three piece bathroom suite comprising of a low level WC with storage cupboards over, a wash hand basin with a mixer tap and led mirrored light and storage cupboards under, in-line extractor fan, panelled bath with mixer tap and a electric Mira shower and glass shower screen over, part tiled walls, feature panelled wall, chrome heated towel rail, tiled flooring, inset ceiling spotlights.

## **OUTSIDE**

### **Front Garden**

The property is accessed up the driveway via a small paved pathway with attractive shrub border. There are two parking spaces for the property, one of which is directly to the front of the house and the other is opposite with a bin storage area.

### **Rear Garden**

Fully enclosed with wood panel fencing, mainly laid to lawn with borders, plants and shrubs, a paved patio area and a paved path to the rear aspect to the wooden shed and gated access to Hydefields Road.



## Directions

From the John Goodwin office in the High Street, continue up onto Old Street and past the church on the left hand side. Continue up the hill to Tunnel Hill taking the second turning right into Milestone Road. Follow the road round to the left and take the first turning right into Oakland Close. Proceed along the road and the property will be found tucked away on the left hand side at the bottom of the cul-de-sac, as denoted by our for sale board.



## Services

We have been advised that mains 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 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 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 "B"

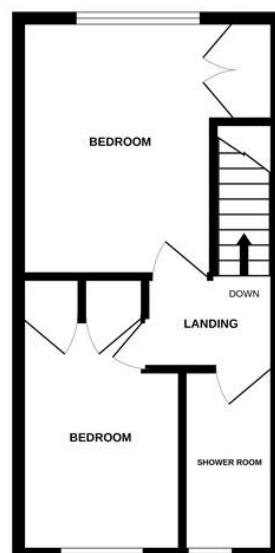
This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

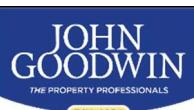
The EPC rating for this property is C (70).

GROUND FLOOR  
292 sq.ft. (27.1 sq.m.) approx.

1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq ft. (54.2 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any error, omission or misdescription. The floorplans are for guidance only and should not be relied upon as being accurate to any particular scale. Prospective purchasers should make their own arrangements to inspect the property before purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Meropia ©2022.



**Upton Office**  
**01684 593125**  
9 High Street, WR8 0HJ

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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.  
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