

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Ploughfield Close, Holly Green, Upton Upon Severn, WR8 0RY

Guide Price **£367,500**

Impressive Three Bedroom Modern Detached Family Home Which Has Been Tastefully Updated By The Current Vendors. Solar Panels, Off Road Parking For Three Cars And Vehicle Charging Point, Garage And A Good Sized South Facing Garden. Located In A Sought After Area With Good Commuter Links Close At Hand. EPC C.

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**



Regulated by

**RICS**<sup>®</sup>

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9 High Street, Upton upon Severn, Worcestershire, WR8 0HJ  
Offices also at Ledbury, Malvern, Colwall, Ross-on-Wye Office & London



### Location

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 and cafes alongside a bakery, newsagents/sub post office, Boots the chemist, toy shop/hardware store, book shops, hairdressers, a library, rugby club and Doctors surgery with pharmacy and dentist. For families with children there is Upton Primary School which follows onto 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.

### Description

This family home has been tastefully updated throughout by the current vendors with a newly fitted kitchen/diner with quartz worktops and integral appliances. The Lounge has a modern feature built in media unit and patio doors out onto the garden. On the first floor the master bedroom offers a modern fitted En-Suite shower room whilst the further two good sized bedrooms are serviced by the modern fitted family bathroom.

Outside is a particular feature of this property with an open outlook and generous sized garden with a lawned area and a large decked seating area for entertaining. To the front of the property is parking for three cars, a vehicle charging unit and a garage. Further benefits include UPVC double glazing, solar panels, vehicle charging point and a cloakroom. For families with children there is a bus pick up point on the main road for Hanley Castle High School. Located within walking distance to amenities and open countryside.





### Entrance Hall

UPVC double obscure glazed door to the front aspect, ceiling light, smoke alarm, stairs to the first floor, door to the storage cupboard (housing the electric fuse box, solar panel controls and coat hooks), power points, wood laminate flooring, door to the kitchen/diner and lounge, door to:

### Cloakroom

Fitted with a modern white suite comprising of a low level WC and wash hand with a mixer tap and tiled splash backs over, radiator, inset ceiling spotlights, vinyl flooring.

### Kitchen/Diner

UPVC double glazed window to the front aspect, refitted Howdens white kitchen with quartz work tops and tiled splash backs over, black composite one and a half sink and drainer with a black mixer tap over, (new fitted pump to maintain water pressure), waist high integral Electrolux double oven, integral fridge/freezer, dishwasher and washing machine, induction hob, power points, TV point, ceiling light, inset ceiling spotlights, extractor fan, radiator, wood laminate flooring.

### Lounge

UPVC double glazed French style patio doors with side glazed panels to the side aspect, built in media unit, TV point, radiator, power points, ceiling lights x two.

### First Floor



**First Floor**

**Landing**

Ceiling light, radiator, power points, smoke alarm, feature part panelling on the walls, doors to:

**Master Bedroom**

UPVC double glazed window to the front and side aspects, TV point, power points, radiator, ceiling light, 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 and part tiled splash backs over, fully tiled shower cubicle with a mains shower and glass sliding door, vinyl flooring, extractor fan, black heated towel rail, ceiling light.

**Bedroom Two**

UPVC double glazed windows to the front and side aspects, radiator, ceiling light, power points, part panelled feature walls.





**Bedroom Three**

UPVC double glazed window to the side aspect, radiator, inset ceiling spotlight, power points, currently fitted with a good selection of wardrobes and cupboard space.

**Family Bathroom**

UPVC double obscure glazed window to the front aspect, fitted with a modern white suite comprising of a panelled bath, low level WC and wash hand basin with a mixer tap over, part tiled splash backs, vinyl flooring, inset ceiling spotlights, radiator, extractor fan.

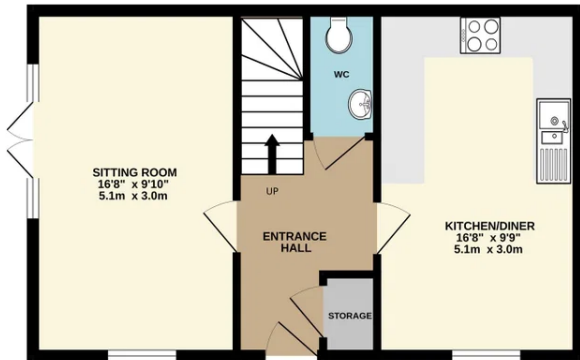
**Front Garden** - Tarmac driveway leading to the garage with parking for two cars, a further parking area for another car, hot water tap, vehicle charging point, paved path to the front entrance door with security lighting, gate to:

**Rear Garden** - Good sized south facing garden with an open aspect, paved seating area, lawned area with feature sleepers, plants and shrubs, wooden decking patio area, feature gravel seating area, water tap, brick wall and wooden fence panels surround.

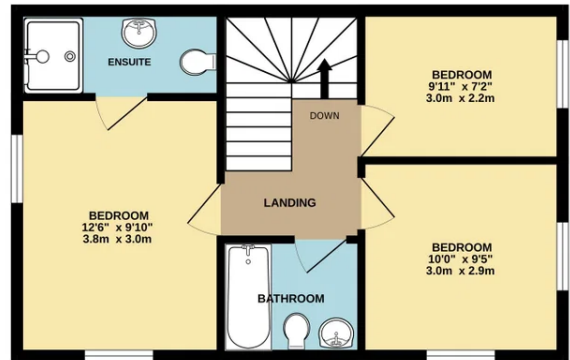
**Agents Note** - There is an estate charge of approximately £300Pa payable each January, however there are options to pay by direct debit over the year. Reviewed annually.



GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



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



TOTAL FLOOR AREA: 881 sq.ft. (81.8 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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## Directions

From the John Goodwin office in the High Street continue onto Church Street and to the roundabout. Take the second turning over the bridge and continue up the road. Take the right hand turning into Ryall Road and the next left turn into Furrow Close. Follow this road up and then take the next turning on the right hand side into Ploughfield Close and the property can be found on the righthand side.

## EPC C

### Council Tax Band D

**Services** - We have been advised that mains electricity, water and drainage services are connected to the property. Heating is provided by a residents communal LPG tank situated on the development and separately metered for each 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.

**Viewing** By Appointment to be made through the John Goodwin Upton office Tel: 01684 593125

**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.