



**6 Packers Hill, Upton-Upon-Severn, WR8 0SG**

**£400,000**

A newly refurbished, immaculately presented, detached three bedroom home with garage, drive and private south westerly rear gardens. The property has a cul-de-sac location on Tunnel Hill just outside of Upton and is in catchment for Hanley Castle High School. The accommodation comprises: porch, hall, cloakroom, sitting room with doors to the rear garden, refitted and opened up kitchen diner, three bedrooms, large refitted bathroom. Further benefits include: gas central heating with a new boiler and radiators with a Hive controller, new double glazing and doors, new flooring throughout, rewired and new fuse board, retiled roof, landscaped private south westerly rear garden. No onward chain.



# 6, Packers Hill, Upton-Upon-Severn, Worcestershire, WR8 0SG

## LOCATION

Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, it has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, medical centre, library, three churches, primary school and popular senior school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles. Mainline Worcester Parkway is 10 miles away giving direct rail access to London.

## ENTRANCE PORCH

uPVC door, with double glazed glass panels to the sides, wall light, tiled floor, uPVC door with obscured glass panel opening to:



## ENTRANCE HALL

Two ceiling light points, smoke alarm, radiator, new carpet, stairs to first floor with understairs storage cupboard, new Hive thermostat, obscured glass double glazed door to side passage, doors to:



## LOUNGE DINER 17'1" maxc x 11'5" (5.21m maxc x 3.49m)

Dual aspect with side aspect double glazed window and double glazed double French doors to rear garden patio, ceiling light point, coving, new carpet, radiator, feature fireplace with limestone tiled hearth and oak mantle over with potential for wood burner, new carpet.



## KITCHEN DINER 17'4" x 10'11" (5.29m x 3.33m)

Dual aspect with front aspect and side aspect double glazed windows, ceiling light point over dining area, recessed down lighters over kitchen. Kitchen area comprises of: brand new range of shaker style sage green wall and floor mounted units under a wood block effect work surface, stainless steel one and a half bowl sink unit, integral hob with discrete cooker hood over and oven below, integral dishwasher, space and plumbing for washing machine, space for tall fridge freezer, vertical radiator, wood plank effect vinyl flooring, obscure glass double glazed door to side passage.



## CLOAKROOM

Side aspect obscure glass double glazed window, ceiling light point, white suite comprising: wash hand basin, push flush WC, radiator, wood plank effect vinyl flooring.



## LANDING

Side aspect double glazed window, ceiling light point, access to partially boarded loft space, radiator, new carpet, doors to:

## BEDROOM ONE 13'7" x 10'11" (4.15m x 3.34m)

Front aspect double glazed window, ceiling light point, radiator, new carpet, large built-in storage cupboard/wardrobe.

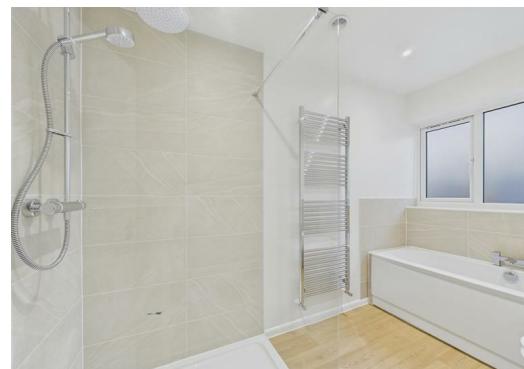
## **BEDROOM TWO 11'8" x 8'8" (3.58m x 2.65m)**

Rear aspect double glazed window with South Westerly views over the garden and playing field to the rear, ceiling light point, radiator and new carpet.



## **BEDROOM THREE 8'6" x 8'0" (2.60m x 2.45m)**

Rear aspect double glazed with South Westerly views over the rear garden to playing fields beyond, ceiling light point, radiator, built-in wardrobe with shelving and new carpet.



## **BATHROOM 10'4" x 5'11" (3.15m x 1.82m)**

Side aspect obscured glass double glazed window, recessed ceiling downlighters, extractor, luxurious new white suite comprising: double ended panel bath with central mirror taps, large walk-in shower with rainfall and body showers, pedestal was hand basin, push flush WC, heated chrome towel rail, part tiled walls, wood plank effect vinyl flooring.

## **FRONT GARDEN**

Mostly laid to stone chip to provide parking for two cars with pathway leading to front door and garage and flower and shrub bed to the side, gated access to the side leads to the rear garden.



## **REAR GARDEN**

Landscaped private South Westerly rear garden, with an initial patio accessible from the lounge diner with space for table and chairs and outside dining, this opens to a stone chip area with further space for outside entertaining which opens to a returfed lawn with specimen tree to the rear.



## **GARAGE 16'4" x 8'2" (4.98m x 2.49m)**

Front aspect up and over style door, ceiling light point, wall mounted new Worcester boiler, courtesy door to rear garden.



## **DIRECTIONS**

From the Allan Morris Upton office, turn right and follow road up Tunnel Hill onto the Welland Road. Take the first turning right into Greenfields Road then take the second right turn into Packers Hill. The property can then be found by following the cul de sac around to the right where the property is towards the head on the right hand side. For further information, or to arrange a viewing, please contact us on 01684 891348

## **WHAT THREE WORDS - again.claim.unpacked**



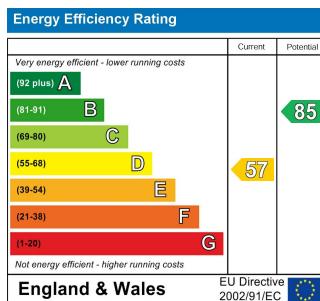
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

**MAKING AN OFFER:** At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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