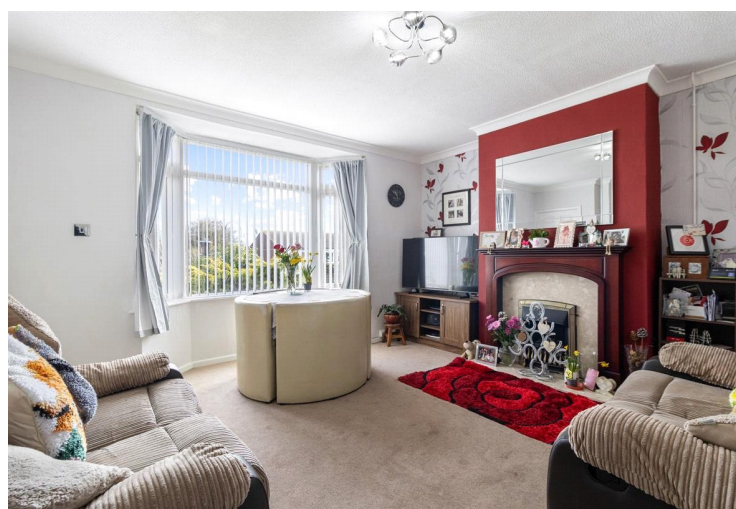


JOHN  
GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THIS THREE BEDROOM SEMI DETACHED FAMILY HOME IS SITUATED IN A GOOD SIZED PLOT GIVING POTENTIAL PURCHASERS THE OPPORTUNITY TO EXTEND SUBJECT TO PLANNING ETC. UPVC DOUBLE GLAZING, GAS CENTRAL HEATING WITH A NEWLY FITTED BOILER, A GARAGE AND OFF ROAD PARKING FOR THREE/FOUR CARS. EPC D.**

**17 Greenfields Road - Offers in the region of £274,950**

17, Greenfields Road, Upton Upon Severn, Worcestershire, WR8 0SQ

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# 17 Greenfields Road

## 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 and restaurants alongside a library, rugby club, Doctors surgery with pharmacy and dentist. For families with children there is Upton Primary School.

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. Open countryside adds to the appeal.

## Property Description

Located in a sought after and desirable area this three bedroom family home sits in a good sized plot with further potential to extend subject to planning etc. The property offers a modern fitted kitchen, a lounge with a feature bay window and fireplace. On the first floor all the bedrooms are a good size and are serviced by the modern fitted shower room.

Outside is a particular feature of this property with outbuildings, a side garden and a garage to the rear of the property with double gates.

Further benefits include UPVC double glazing, a newly fitted boiler, gas central heating and plenty of off road parking. Good road and rail links are close by for the commuter. The primary school can be found in Upton Upon Severn which is a short drive away.

## Entrance Hall

Ceiling light, radiator, stairs to first floor. Door to:

## Lounge/ Diner

Ceiling light, UPVC double glazed feature bay window to front aspect, radiator, power points, feature fireplace with a wooden mantle and marble hearth, T.V point. Door to:

## Rear Hallway

Ceiling light, radiator, UPVC door to the rear porch, door to the kitchen and under stairs pantry (housing a UPVC double glazed window to the side aspect, Worcester Bosch combi boiler, electrical fuse box, power points, ceiling light and spaces for electrical appliances). Door to:

## Cloakroom

Ceiling light, radiator, coat hooks, UPVC double glazed obscure glass window to side aspect. Fitted with a low level white w/c and hand wash basin.

## Kitchen

Two UPVC double glazed windows to rear aspect, fitted with modern white base and wall mounted units with work surface over, waist high Hot Point double oven, gas hob, stainless steel sink and drainer with mixer taps over, space and plumbing for a washing machine and tumble dryer, power points, ceiling light, part tiled splashbacks, wood effect laminate flooring, space for a fridge/freezer.







### Rear porch

Brick built porch with UPVC double glazed windows to the rear and side aspects, UPVC double glazed door to the rear aspect to the garden.

### First Floor

#### Landing

Ceiling light, radiator, UPVC double glazed window to side aspect, power points, loft access, door to the storage cupboard (housing wooden slatted shelving) Doors to:

#### Bedroom One

Ceiling light, power points, UPVC double glazed window to rear aspect, radiator.

#### Bedroom Two

Ceiling light, power points, UPVC double glazed window to front aspect, radiator.

#### Bedroom Three

Ceiling light, power points, UPVC double glazed window to rear aspect, radiator.

#### Shower Room

UPVC obscure glazed window to the side aspect. Fitted with a white suite comprising of a low level W/C and hand wash basin in a vanity unit with storage cupboards, stainless steel curved towel radiator, ceiling light, double shower cubicle with a Triton electric shower and glass shower screen, fully panelled acrylic walls.

### Outside

#### Front Garden

Wooden double gates to the front aspect leading onto the brick paved driveway with off road parking for two/three cars, small tree, borders with plants and shrubs, low picket fence and gate into the rear garden, feature circle paved and gravelled area.

#### Rear Garden

Good sized south westerly facing garden with a gravel seating area, outside lighting, small trees, borders plants and shrubs, two sheds, a greenhouse, two areas of lawn one of which is artificial grass, summer house to the side aspect, paved path to the rear to the wooden garage with double doors, (there are wooden double gates opposite giving access onto the lane at the side of the house), fence panels and hedgerow surround.



## Directions

From the John Goodwin office in the High Street, go straight up onto Old Street. Follow the road past the rugby ground and up the hill. Then take the first turning on the right hand side into Greenfields Road where the property can be found on the left hand side by one of our for sale boards.



## 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 imply 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 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.

## Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

## 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.

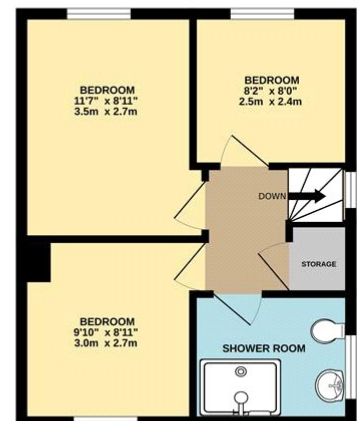
## EPC

The EPC rating for this property is D.

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



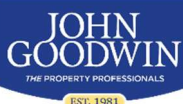
TOTAL FLOOR AREA: 734 sq.ft. (68.1 sq.m.) approx.

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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### 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.



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