

**JOHN  
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



**SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN A SOUGHT AFTER AND DESIRABLE AREA. MODERN LIVING FOR THE GROWING FAMILY WITH AN OPEN PLAN KITCHEN/DINNER/FAMILY ROOM, LOUNGE AND OFFICE/PLAYROOM. EN-SUITE TO THE MASTER BEDROOM. SUNNY SOUTH WESTERLY FACING LANDSCAPED GARDEN. GARAGE AND DRIVEWAY WITH PARKING FOR TWO/THREE CARS. EPC C.**

**14 Furrow Close – Guide Price £435,000**

14, Furrow Close, Holly Green, Upton Upon Severn, Worcestershire, WR8 0RT



# 14 Furrow Close

## 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, cafes and restaurants alongside a bakery, a hardware store, Boots the chemist, several hairdressers, a library, rugby club and Doctors surgery with a pharmacy and dentist.

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. Open countryside adds to the appeal.

## Property Description

This spacious and versatile family home has been well maintained since new with plenty of space for the growing family. The accommodation is well proportioned throughout with a good sized lounge to the front aspect with a feature fireplace and double doors to the kitchen/dinner/family room. The modern fitted kitchen offers integrated appliances to includes a newly fitted washing machine and dishwasher. There are also patio doors to the rear garden creating a bright and generous sized entertaining area for the family. There is a useful second reception room currently being used as an office/study and a cloakroom. On the first floor all the bedrooms are double sized with the master bedroom offering an En-Suite shower room adding to the appeal for potential purchasers.

Outside the south/westerly facing garden has been landscaped with a feature curved patio area for dining "Al Fresco" with family and friends whilst watching the evening sun set. The garden is bordered with plants and shrubs and two small trees. A summer house is situated to the rear of the garden adding to the appeal. Side gated access leads to the garage and off road parking for two/three cars.

Further benefits include UPVC double glazing and central heating. Located within walking distance to amenities and open countryside. For families with children there is a bus stop a minutes walk away for Hanley Castle High School.

## Entrance Hallway

UPVC obscure double glazed door to the front aspect, electric fuse box, ceiling lights x two, radiator, smoke alarm, power points, tiled flooring, door to the storage cupboard, doors to the lounge, office and kitchen/diner/family room, door to:

## Cloakroom

Fitted with a white suite comprising of a low level WC and wash hand basin with a mixer tap and part tiled splash back over, ceiling light, tiled flooring.

## Lounge

UPVC double glazed window to the front aspect, radiator, ceiling light, power points, TV point, feature fireplace, double doors to the kitchen/diner/family room.





### Office

UPVC double glazed window to the front aspect, radiator, power points, ceiling light, BT superfast broadband point.

### Kitchen/Diner/Family Room

UPVC double glazed window to the rear aspect, UPVC double glazed French style patio doors to the rear garden, fitted with a matching range of wood effect wall and base units with work surface over, stainless steel one and a half sink and drainer with a mixer tap over, integral fridge/freezer, newly fitted integral washing machine and dishwasher, Ideal calor gas boiler in wall cupboard, integral oven and gas hob with extractor fan over, power points, radiators x two, TV point, ceiling lights x two.

### First Floor

#### Landing

Smoke alarm, ceiling light, radiator, door to the airing cupboard (housing the Thermo Evocyl water tank and wooden slatted shelving, doors to:

#### Master Bedroom

UPVC double glazed window to the front aspect, built in treble sliding wardrobes, ceiling light, radiator, TV point, power points, door to:

#### En-Suite Shower Room

UPVC obscure double glazed window to the front aspect, fitted with a white suite comprising of a low level WC and wash hand basin with a mixer tap and tiled splash backs over, radiator, ceiling light, glass shower cubicle with sliding doors, fully tiled and a mains shower over, tiled flooring.

#### Bedroom Two

UPVC double glazed window to the front aspect, radiator, power points, ceiling light, TV point, built in double sliding mirrored wardrobes.

#### Bedroom Three

UPVC double glazed window to the rear aspect with views towards the Malvern Hills, radiator, power points, TV point, ceiling light, built in double sliding wardrobe.

#### Bedroom Four

UPVC double glazed window to the rear aspect with views towards the Malvern Hills, radiator, power points, ceiling light.

#### Family Bathroom

UPVC obscure double glazed window to the rear aspect, fitted with a white suite comprising of a panelled bath with a mains shower and glass shower screen over, low level WC and wash hand basin with a mixer tap and tiled splash backs over, radiator, ceiling light, tiled flooring.

### Outside

#### Front Garden

Lawned area either side of the paved path to the front door and canopy porch with a security light.

#### Garage

Up and over door to the front aspect, power and lighting. Driveway with parking for two/three cars, side gated access to:

#### Rear Garden

Landscaped south/westerly facing garden with a feature curved paved patio area, a lawned area with borders, plants and shrubs, two small trees, water tap, water tank, summer house, wood panel fencing and brick wall surround.



## Directions

From our John Goodwin office in the High Street, continue towards the bridge and take the second turning at the roundabout over the bridge. Continue up along this road and then take the first turning onto Ryall Road, then take the first left hand turning into Furrow Close. Follow the road round to the right and the property can be found on the right hand side.



## Services

We have been advised that mains electric and water 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

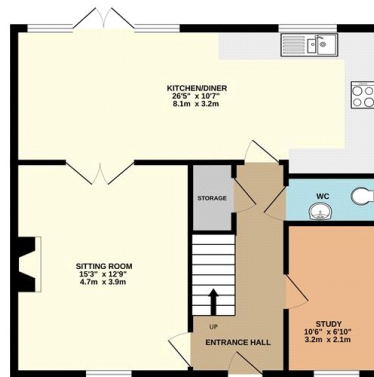
COUNCIL TAX BAND "E"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

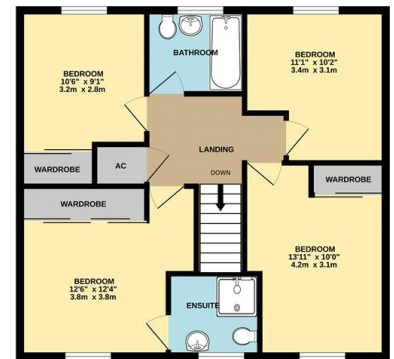
## EPC

The EPC rating for this property is C.

GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



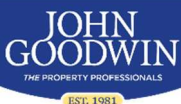
TOTAL FLOOR AREA: 1314 sq.ft. (122.1 sq.m.) approx.

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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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.



**Upton Office**  
**01684 593125**  
9 High Street, WR8 0HJ  
upton@johngoodwin.co.uk

