



23 Packers Hill, Worcester, WR8 0SG

Price Guide £250,000

A good sized semi detached house in this popular and quiet residential location on the outskirts of the ever popular Upton-upon-Severn. In brief, the accommodation comprises: porch, hallway, living room, dining room, kitchen, utility area, guest WC, store room and integral garage to the ground floor. To the first floor is the landing, three bedrooms and the bathroom. Complementing this accommodation is a driveway and decent sized back garden with fabulous rural views. Priced to reflect the need for some modernisation/updating, we strongly recommend booking a viewing to appreciate what is on offer.

NO CHAIN SALE



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HALLWAY

Radiator, coat hooks, stairs to first floor, Stannah stair lift and cupboard with shelving.

LIVING ROOM

Front facing double glazed window, radiator, built-in shelf unit, two wall lights and door through to:

DINING ROOM

Rear facing double glazed patio doors, radiator and door to:

KITCHEN

Rear facing double glazed window, range of matching wall and base units, inset stainless steel sink unit, inset ceramic hob with hood over, built-in double oven and grill, integral dishwasher, integral fridge, door to understairs cupboard with shelving. Door to:

UTILITY AREA

Side facing double glazed window, base unit with inset stainless steel sink unit and Bosch washing machine, wall mounted cupboards and door to:

WC

Rear facing double glazed window, close coupled WC, built-in hand basin, shelving.

UTILITY/STORE ROOM

Side facing double glazed window, wall and base units with work top, further door to:

INTEGRAL GARAGE

With up and over door, storage units, light and power, Stairs to the first floor.

LANDING

Side facing double glazed window offering lovely countryside views, mirror, access to the loft hatch, airing cupboard with Worcester boiler and slat shelving.

BEDROOM TWO

Rear facing double glazed window offering lovely views over the garden to open countryside, built-in wardrobes and desk, dressing table and twin overhead lights, radiator.

BATHROOM

Rear facing double glazed window, radiator, panelled bath with Triton shower over, pedestal hand basin, close coupled WC, towel rail, medicine chest and shelf.



BEDROOM ONE

Front facing double glazed window, radiator, range of matching furniture, twin over bed lights.

BEDROOM THREE

Rear facing double glazed window, radiator, built-in cupboard with shelving.

EXTERNAL

The rear gardens is level and enclosed with a walkway and gate to the front. There is a stone flagged patio area, large shed/summerhouse with own power supply and fuse board, essentially laid to lawn and offering long range views over open countryside.

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 at the head of the cul-de-sac on the right. For further information, or to arrange a viewing, please contact us on 01684 891348

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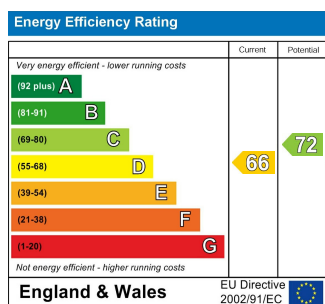
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: C

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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