



Creswell Grove Crescent Upton upon Severn, WR8 0PP

Built in the 1960's, this spacious three bedroom detached home, has been well maintained and cared for by one family owner, but could now benefit from some updating.

Located just outside Upton-upon-Severn, this family home offers a perfect blend of space, light, and has the potential for extending, subject to planning. The property boasts 3 generous bedrooms, bright, airy rooms throughout, and a spacious interior with plenty of storage. The secluded garden plot is perfect for outdoor enthusiasts. This property offers huge potential and is perfectly placed to enjoy Upton's vibrant shops, cafes, music festivals and riverside walks. Pop into the local pub for a Sunday roast, grab a coffee in the village, or stroll along the Severn's banks - this home's got it all nearby. Offered for sale with no onward chain.

Offers In The Region Of £434,950

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Entrance Porch

Double glazed door opens into the Porch. With tile flooring, double glazed window to the front aspect and door to the Entrance Hall.

Entrance Hall

With doors off to the Kitchen, Living Room, Dining Room and WC. Stairs rise to the First Floor, door to a useful understairs storage cupboard housing the electric meters. Radiator.

WC

Fitted with a low flush WC, wash hand basin and double glazed window to side aspect.

Living Room

17'11 x 10'11 (5.46m x 3.33m)

A spacious room, benefitting from dual aspect double glazed windows to the front aspect, and sliding double glazed doors to the rear aspect opening to the Conservatory. Two radiators and electric fire.

Kitchen

9'11 x 9'10 (3.02m x 3.00m)

Fitted with a range of eye and base level units, with working surfaces. Electric hob, single oven, sink unit with drainer, space and plumbing for a washing machine and dishwasher. Double glazed window to the rear aspect, overlooking the rear garden.

Dining Room

10'5 x 10' (3.18m x 3.05m)

Double glazed window to the rear aspect, overlooking the rear garden. Radiator.

Conservatory

9'9 max x 9'4 max (2.97m max x 2.84m max)

Double glazed windows to all aspects with a perspex roof. With lighting and tiled flooring, this is the perfect room to sit and enjoy the garden. Double glazed door opens out to the Garden.

First Floor Landing

From the Entrance hall, stairs rise to the First Floor landing. With doors off to all Bedrooms and Bathroom and double glazed window to the front aspect.

Bedroom One

17'11 x 10' 11 (5.46m x 3.05m 3.35m)

A spacious Bedroom with dual aspect double glazed windows to the front and rear aspects. Radiator.

Bedroom Two

10'5 x 9'11 (3.18m x 3.02m)

Double glazed window to the rear aspect, overlooking the rear garden. Radiator.

Bedroom Three

9'11 x 9'11 (3.02m x 3.02m)

Double glazed window to the rear aspect, overlooking the rear garden.

Radiator and door to Airing Cupboard housing slatted shelving for storage and water tank.

Bathroom

Fitted with a coloured suite, comprising, low flush WC and pedestal wash hand basin. Walk-in shower, with aqua boarding to the walls.

Obscured double glazed window to the side aspect, radiator and electric heater.

Garage

With Electric up and over door to the driveway, window to the side aspect and courtesy door to side passage.

Outside

The Fore-Garden is predominantly laid to lawn with low level hedging, flower and shrub filled borders. Drive way parking for several vehicles leading to the Garage.

The Garden to the rear of the property, is predominantly laid to lawn with numerous flower filled areas with hedge boundary. A paved seating area adjoins the Conservatory. To the side of the property, historically was a very productive vegetable patch.

Door to the boiler room, housing floor mounted Worcester oil boiler. To the side of the Garage is the oil tank.

Council Tax Band

We understand that this property is council tax band E.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Freehold

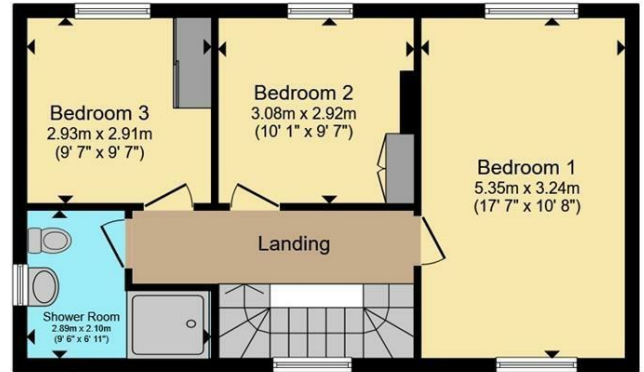
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement



Floor Plan



Ground Floor

First Floor

Total floor area 109.6 m² (1,179 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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