



**10 Bay Tree Close, Upton upon Severn, WR8 0SZ**

**£270,000**

A very well appointed and well presented semi-detached property which is only one year old. The accommodation comprises: entrance hallway, cloakroom, fully fitted breakfast kitchen, sitting room opening to garden, two double bedrooms, both with fitted storage and both with en-suite bathrooms. The property has off road parking for two to the fore and a generous and flat rear garden. We highly recommend an early viewing to appreciate the property that would be an ideal first time buy or investment.



# 10, Bay Tree Close, Upton upon Severn, Worcestershire, WR8 0SZ

## ACCOMMODATION

### ENTRANCE HALLWAY

Stairs to first floor, glazed door to kitchen and sitting room, radiator, tiled floor.



### WC

Front facing obscure uPVC window, hanging WC with concealed cistern, wall hung vanity unit with inset sink, heated towel rail, tiled floor and part tiled walls, extractor fan, spot lighting.



### BREAKFAST KITCHEN 13'5" x 8'2" (4.09m x 2.49m)

Front facing uPVC window, range of contemporary eye and base level units with a worktop over, inset one and a half sink and drainer unit with a mixer tap, inset gas hob with extractor hood over, electric double oven, integrated fridge freezer, integrated dishwasher, tiled floor, under unit lighting, radiator, space for dining table or breakfast bar, spot lighting.



### SITTING ROOM 15'7" x 12'4" (4.77m x 3.78m)

Rear facing uPVC French doors and full height windows open to the garden, large storage cupboard, television and satellite point, two radiators, spot lighting.

### FIRST FLOOR LANDING

Wooden spindle bannister and handrail, radiator, doors to:



### BEDROOM ONE 13'3" x 9'6" (4.06m x 2.91m)

Rear facing with two uPVC windows overlooking the garden and fields beyond, radiator, two large built in wardrobes, door to:

### EN-SUITE SHOWER ROOM 7'6" x 4'5" (2.29m x 1.37m)

Side facing obscure uPVC window, walk in double shower with glass screen and tiled surrounds, wall hung vanity unit with inset basin, wall hung WC with concealed cistern, heated towel rail, tiled floor, extractor fan, spot lighting.



### BEDROOM TWO 11'10" x 9'5" max (3.61m x 2.89m max)

Front facing uPVC window, two large double wardrobes with sliding doors, hanging rails and shelving, radiator, door to:

## EN-SUITE BATHROOM 6'11" x 5'5" (2.11m x 1.66m)

Front facing obscure uPVC windows, P shape bath with glass screen and shower over, wall hung wash basin, wall hung WC with concealed cistern, tiled floor, heated towel rail, extractor fan, spot lighting.

## OUTSIDE - FRONTAGE

Frontage is laid to block paved off road parking for two cars side by side, metal railings, gated side access to the rear garden. Porch over front door.

## REAR GARDEN

Laid to lawn with a slab patio area that extends to the side of the house. At the side of the house is a timber shed and area for storage. Garden is enclosed by timber fencing with gated side access. Backs onto fields.

## DIRECTIONS

From the Allan Morris office in Upton town centre, proceed in a southerly direction towards Tunnel Hill. Follow the road past the Upton Surgery up the hill and around to the right into Tunnel Hill. After short distance, turn left into the development onto ?????? and the turn left onto Bay Tree Close where the property is found ahead of you at the head of the cul-de-sac as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call us on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)

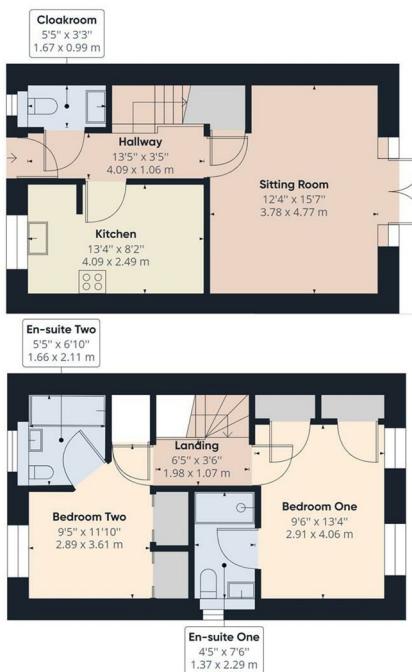
## LOCATION

Bay Tree Close forms part of a new development on the edge of the historic riverside town of Upton upon Severn which has a thriving tourist industry, due to hosting many well known festivals throughout the year. The town has a range of shops, facilities, library, church and medical centre and is 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 both Worcester and Malvern. Education requirements are well catered for, with the local Upton primary school nearby and Hanley Castle High School just 1.5 miles away.

## ASKING PRICE

£270,000





(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area<sup>(1)</sup>

766.95 ft<sup>2</sup>

71.25 m<sup>2</sup>

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

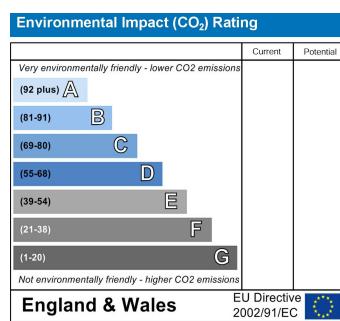
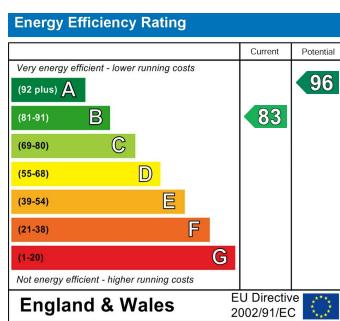
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains electricity, gas, 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

**ENERGY PERFORMANCE RATINGS:** Current: B83 Potential: A96

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700



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