



## 19 The Beeches, Upton upon Severn, WR8 0QQ

£325,000

A very well presented, semi-detached family home with three bedrooms, found in a sought after location on the edge of Upton-upon-Severn, with easy access to Malvern, Worcester, Tewksbury and the M5. The light and airy accommodation comprises; hallway, front to back living and dining room, open-plan to re-fitted kitchen, three bedrooms and a re-fitted family bathroom. Block paved driveway, garage and landscaped, low maintenance rear garden, with large covered pergola suitable for outside entertaining or hot tub, large timber summerhouse that has potential for a home office. Early viewing is essential to appreciate the location, and well appointed accommodation on offer.



# 19, The Beeches, Upton upon Severn, Worcestershire, WR8 0QQ

## LOCATION

Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, two banks, medical centre, library, three churches, primary school and popular secondary school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

## ENTRANCE HALL

Accessed via part obscure glass double glazed front door with matching window to side, ceiling light point, smoke alarm, radiator, stairs to first floor with built-in and disturbed storage cupboards, wood flooring, doors to;

## LOUNGE DINER 23'3" x 11'6" narrowing to 9'8" (7.09m x 3.52m narrowing to 2.97m)

Front aspect double glazed window, two ceiling light points, contemporary vertical radiator, continued wood flooring, sliding double glazed double doors to rear garden open plan to:

## KITCHEN 9'4" x 8'4" (2.85m x 2.55m)

Fitted kitchen rear aspect double glazed window overlooking the rear garden, ceiling light point, refitted kitchen comprising: matching range of floor and wall mounted high gloss Gray units and Sparkle quartz work surface one and a half bowl sink unit with mixer taps over and drainage grooves to side, integral induction hob with extractor over integral, double oven, integral microwave, integral dishwasher, space for tall fridge freezer, tiled flooring, door to utility cupboard with space and plumbing for washing machine and storage over, obscure glass double glazed door to side.

## LANDING

Side aspect double glazed obscure glass window, access to fully boarded roof space via fixed loft ladder, built-in airing cupboard with shelving doors to:

## BEDROOM ONE

Rear aspect double glazed window, ceiling light point, built-in full length wardrobes with hanging rail and shelving, radiator.

## BEDROOM TWO 10'7" x 9'11" (3.25m x 3.04m)

Front facing double glazed window with views over the Beeches to the Malvern Hills beyond, radiator.

## BEDROOM THREE 8'0" x 7'9" (2.44m x 2.37m)

Double glazed window with fantastic views over the Beeches to the Malvern Hills beyond, ceiling light point, radiator built-in over-stairs storage cupboard with hanging rail.



## **BATHROOM 6'10" x 5'4" (2.09m x 1.65m)**

Rear aspect obscure glass double glazed window, re-fitted white suite comprising: panel bath with Myra shower over and shower screen to the side, wash hand basin and storage below, push flush hidden system WC, heated chrome towel rail, fully tiled walls, lit wall storage cupboard with mirror and shaver socket to side.

## **GARDENS**

Front garden mostly laid to lawn with a block paved drive providing parking for two vehicles, with potential for more with the block paving continuing to the path to the front door, tall timber gates to the side of the property lead to further block paved parking area which in turn leads to a detached garage and rear garden.

Low maintained landscaped rear garden designed for relaxing and entertaining, mostly laid to paving with a central artificial turfed area. At the rear of the property and accessed from the kitchen diner is a large gable roof pergola set up with power and plumbing for a large hot tub (available by separate negotiation) or also suitable for a large table and chairs for outside dining. At the rear of the garden is a large timber summer house.

## **SUMMER HOUSE 11'6" x 9'6" (3.51m x 2.90m)**

Accessed via twin doors to the fore, lighting and power, wood plank effect flooring, additional windows to front and side, provides an excellent garden room or home office.

## **WORKHOP/SHED 9'11" x 9'6" (3.03m x 2.90m)**

With power and light accessed via double doors from the side garage, detached brick built garage with up and over style door to the fore, double glaze window to side and window to rear, power and light courtesy door to rear garden.

## **GARAGE**

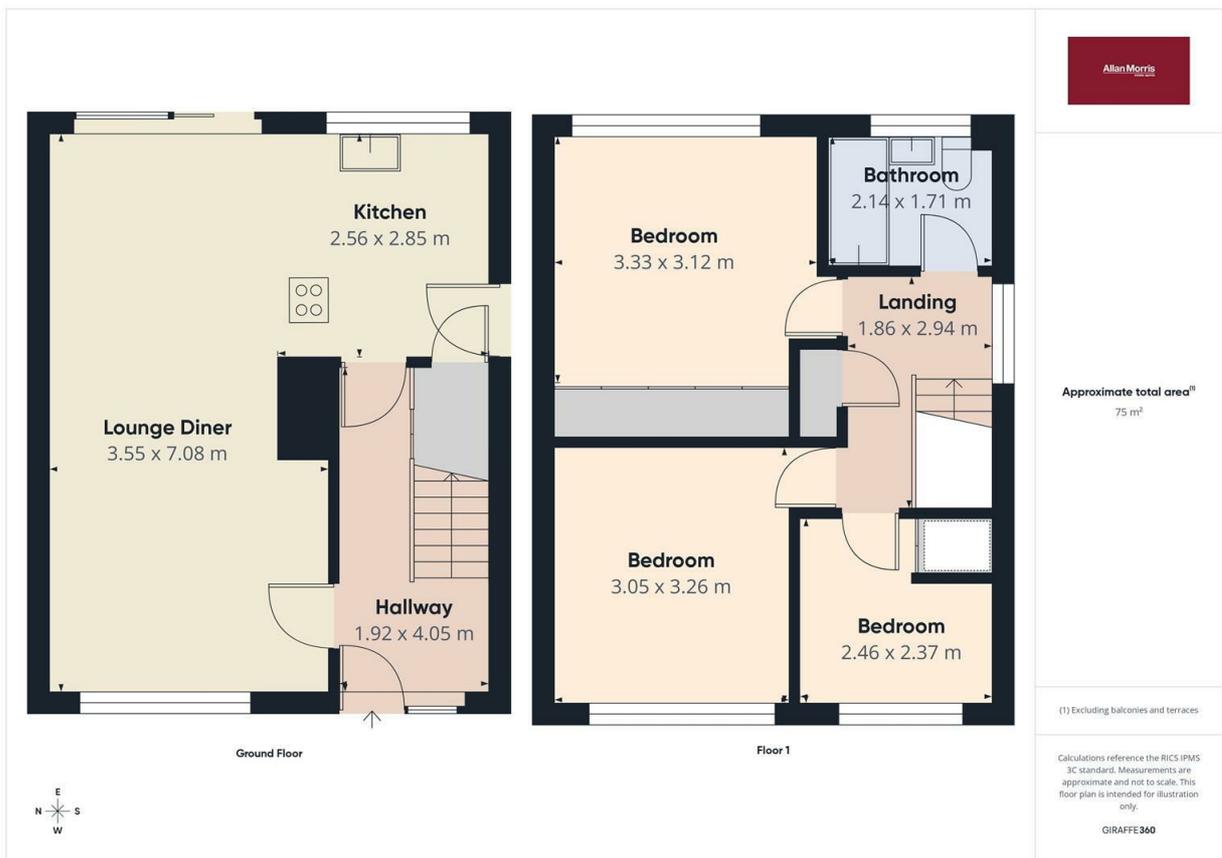
Detached brick garage with up and over style door to the front, double glazed window to the side, window to the rear, power and light, courtesy door to rear garden.

## **DIRECTIONS**

From the Allan Morris Upton upon Severn office proceed over the river bridge, after passing the Marina on the right follow the road and take the turning right into Ryall then the second turning right into The Beeches where the property can be found on the left hand side 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)

**what3words : rainwater.binds.generals**





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

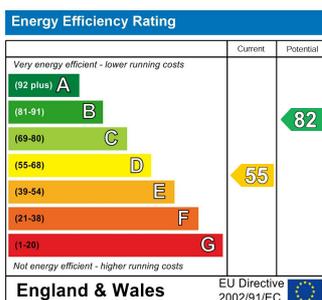
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Oil, 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

**AGENTS NOTE:** AGENTS NOTE: The vendor is a member of staff at Allan Morris Estate Agents.

**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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