



## Sequoia Ryall Meadow, Upton-Upon-Severn, WR8 0PJ

**£325,000**

A large three bedroom detached home with garage and south facing garden for sale with no onward chain. The individual accommodation comprises; entrance porch, entrance hall, dual aspect sitting room, conservatory, dining room, breakfast kitchen, utility, cloakroom, three bedrooms, refitted main bathroom. Further benefits include; oil fired warm air central heating (cold air in summer), double glazing, garage and gated driveway. The south facing mature gardens surround the property and offer scope for extending. No onward chain.



# Sequoia, Ryall Meadow, Upton-Upon-Severn, WR8 0PJ

## ENTRANCE PORCH

Accessed via glazed doors, glazed windows to each side, tiled floor, obscure glass door to:

## ENTRANCE HALL

Front aspect double glazed window, ceiling light point, smoke alarm, stairs to first floor, wooden flooring, door to:

## CLOAKROOM

Front aspect obscure glass double glazed window, ceiling light point, white suite comprising: wash hand basin, push flush WC, tiled floor.

## SITTING ROOM 16'8" x 12'10" (5.09m x 3.93m)

Front aspect double glazed window, two ceiling light points, feature fireplace with inset wood burner and tiled surround, double glass door to dining room, sliding doors to:

## CONSERVATORY 9'11" x 7'0" (3.04m x 2.14m)

Wooden framed double glazed conservatory with fitted blinds, two wall light points, tiled floor, double doors to rear garden. NB - The conservatory would benefit from some repair work due to some rotten wood at ground level.

## DINING ROOM 14'2" x 10'4" (4.34m x 3.15m)

Rear aspect double glazed window overlooking the garden, ceiling light point, large built in under stairs storage cupboard, continued wooden flooring, door to:

## BREAKFAST KITCHEN 12'10" x 10'4" (3.92m x 3.15m)

Rear aspect double glazed window, ceiling light point, fitted kitchen comprising of a range of floor and wall mounted units under a tiled work surface, stainless steel one and a half bowl sink unit, integral electric hob with oven below and discrete hood over, space and plumbing for slimline dishwasher, space for tall fridge freezer, space for breakfast table, wood laminate flooring, door to:

## UTILITY 9'6" x 5'10" (2.92m x 1.79m)

Front aspect double glazed window, ceiling light point, stainless steel sink unit with storage below and wall storage above, space and plumbing for washing machine, floor mounted Worcester Greenstar boiler which fires the warm air central heating system (also blows cold in the summer), tiled floor, double glazed door to driveway.

## LANDING

front aspect double glazed window, two ceiling light points, smoke alarm, access to roof space, two wall light points, built in storage, study space area, doors to:

## BEDROOM ONE 14'0" x 12'10" (4.27m x 3.93m)

Front aspect double glazed window, ceiling light point, fitted full width wardrobes and storage with hanging rails and shelving.



**BEDROOM TWO 11'1" plus wardrobe x 9'0" (3.40m plus wardrobe x 2.75m)**

Front aspect double glazed window, ceiling light point, wall light point, large built in airing cupboard containing hot water cylinder and slatted shelving, built in wardrobe with hanging rail and shelving.

**BEDROOM THREE 10'0" x 7'10" (3.05m x 2.41m)**

Front aspect double glazed window, ceiling light point, wall light point, door to landing area with space for small desk.

**BATHROOM 9'4" x 7'3" (2.87m x 2.21m)**

Rear aspect obscure glass double glazed window, ceiling light point, refitted white suite comprising: large walk in shower cubicle, wash hand basin with storage below, push flush WC.

**FRONT GARDEN**

Mature front garden mainly laid to lawn behind a maintained conifer hedge, a five bar gate opens to the tarmac drive providing parking for a car and gives access to the garage with parking for a second car to the side. A path leads to the front door, mature roses and shrubs to the borders.

**SIDE GARDEN**

Mainly laid to lawn with further parking to the side of the garage and potential for more. Mature trees and shrubs, green house, and timber garden shed.

**REAR GARDEN**

Southerly rear garden again mainly laid to lawn with a paved patio accessed from the conservatory with space for outside table and chairs, ornamental pond and beautifully planted mature flower and shrub beds.

**GARAGE 17'11" x 9'10" (5.47m x 3.02m)**

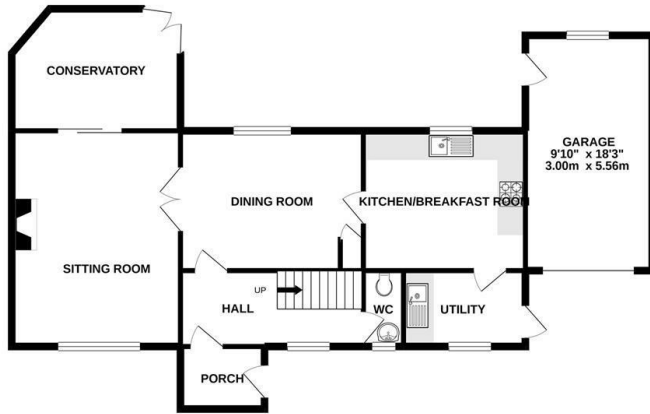
Front aspect up and over door, double glazed door to rear garden, rear aspect double glazed window, power and light.

**DIRECTIONS**

From the Allan Morris office in Old Street, Upton, turn left towards the town and bear left into Church Street. Turn right at the roundabout over the river bridge, passing the Marina on your right hand side. Take the turning right, signed to Ryall. Ryall Meadow is the third turning on your right hand side and the property is the second one on the left hand side. To arrange a viewing or with any queries please contact the Upton Office on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)



GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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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**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: E

**ENERGY PERFORMANCE RATINGS:** Current: TBC Potential: TBC

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

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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