



## 3 Queens Mead, Upton-Upon-Severn, WR8 0ND

£320,000

A well presented, extended, semi detached house with garage and corner plot gardens for sale with no onward chain. The spacious accommodation comprises: entrance hall, sitting room with woodburner, conservatory, dining/breakfast room, fitted kitchen, utility, three double bedrooms, bathroom. Further benefits include: gas central heating, double glazing, larger than single attached garage, gated good sized corner plot front front gardens, good sized enclose rear gardens. For sale with no onward chain.



### 3, Queens Mead, Upton-Upon-Severn, WR8 0ND

#### ENTRANCE

Front aspect double glazed window, ceiling light point, radiator, stairs to first floor. Door to:

#### FITTED KITCHEN 11'9" x 8'9" (3.60m x 2.69m)

Rear aspect double glazed window, recessed ceiling downlighters, smoke alarm, fitted kitchen comprising: range of floor and wall mounted units under a stone effect work top, stainless steel one and a half bowl sink unit, integral electric hob with discrete extractor over and oven below, integral slimline dishwasher, integral fridge, integral freezer, vertical radiator, understairs storage cupboard, doorways to:

#### SITTING ROOM 18'2" x 11'4" (5.54m x 3.46m)

Front aspect double glazed window, two ceiling light points, feature opened fireplace with brick surround and floor mounted wood burner on tiled hearth, two radiators, folding doors to:

#### CONSERVATORY 8'10" x 8'10" (2.70m x 2.70m)

uPVC double glazed conservatory, double glazed double door to rear garden patio, tiled floor.

#### DINING ROOM 7'10" x 7'6" (2.39m x 2.30m)

Front aspect double glazed window, recessed ceiling downlighters, radiator, tiled floor, door to:

#### UTILITY 7'10" x 4'10" (2.41m x 1.48m)

Rear aspect double glazed window, ceiling light point, smoke alarm, wall mounted gas boiler, space and plumbing for washing machine under work top with store cupboard to side, radiator, tiled floor, double glazed door to rear garden patio, door to garage.

#### LANDING

Ceiling light point, access to roof space, smoke alarm, built-in walk-in store cupboard with light and shelving, doors to:

#### BEDROOM ONE 14'7" x 8'9" (4.46m x 2.69m)

Front aspect double glazed window, ceiling light point, radiator.

#### BEDROOM TWO 13'8" x 8'11" (4.17m x 2.73m)

Rear aspect double glazed window, ceiling light point, radiator.



### **BEDROOM THREE 12'10" x 8'2" (3.92m x 2.49m)**

Front aspect double glazed window, recessed ceiling downlighters, radiator.

### **BATHROOM 6'6" x 5'4" (2.0m x 1.65m)**

Recessed ceiling downlighters, extractor, re-fitted white suite comprising: double ended bath with central mixer taps and shower over with screen to the side, pedestal wash hand basin with lit mirror over, push flush WC, fully tiled walls, tiled floor.

### **LARGE GARAGE 17'4" x 10'7" (5.29m x 3.23m)**

Front aspect up and over style door, window to side, power and light, door to utility.

### **CORNER PLOT FRONT GARDEN**

Accessed via double five bar gates from the road which open to a stone chip parking area for numerous cars. To the side is a lawn area with mature trees, flowers and shrub beds and potential for further parking if required.

### **REAR GARDEN**

Long rear garden accessed from the utility or the conservatory to a spacious patio with plenty of space for table and chairs and outside dining. The remainder is mostly laid to lawn with a number of mature shrubs providing a blank canvas to expand on.

### **DIRECTIONS**

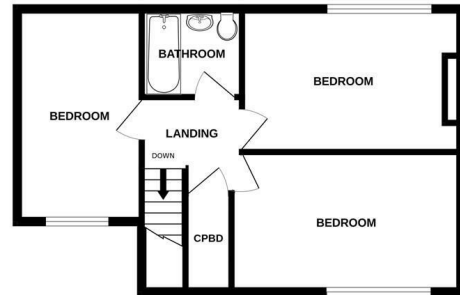
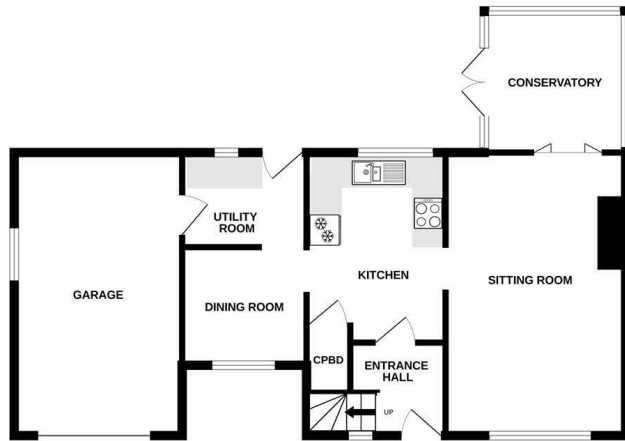
From the Upton office turn right and head in the direction of Tunnel Hill, after the Parish Church take the next turn left into Minge Lane next to the Fire Station. Follow this road and at the crossroads turn right into Rectory Road. Take the second turn left into Queens Mead and the property will be found immediately on the left hand side. For more details or a viewing, please call our Upton office on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)

**WHAT THREE WORDS: itself.slams.reference**



GROUND FLOOR  
727 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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

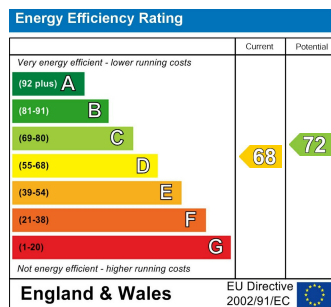
**SERVICES:** Mains gas, electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is:

**ENERGY PERFORMANCE RATINGS:** Current: D 68 Potential: C 72

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

### EPC



### Material Information Report



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