Allan Morris
estate agents

The Shop
14 Old Street
Upton upon Severn
WR8 0HA
01684 891348

1 Welland Road, Upton upon Severn, WR8 0SJ

£425,000

A well presented and extended semi detached double fronted home with large rear garden, outbuilding and driveway. The versatile accommodation comprises; canopy porch, entrance hall, sitting room with wood burner, separate dining room, large 6m family/breakfast room with bifold doors to the rear garden, refitted kitchen, utility, cloakroom, three first floor bedrooms, family bathroom. Further benefits include; gas central heating, double glazing, converted double garage which now offers additional space for gym, workshop, home office or additional accommodation. Gated driveway with space for a campervan or boat, long rear garden. Viewing a must to appreciate the condition and size of home and gardens on offer on the outskirts of Upton upon Severn.

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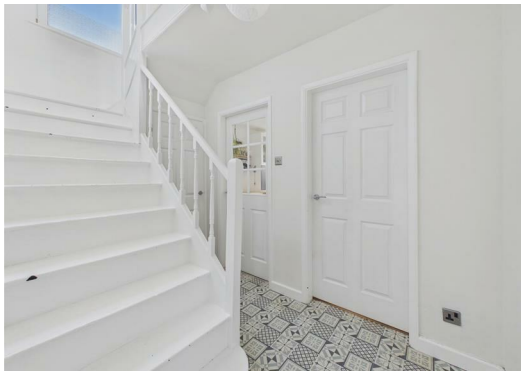
MAYFAIR OFFICE GROUP

1, Welland Road, Upton upon Severn, WR8 0SJ



CANOPY PORCH
Courtesy light to side, obscure glass double glazed door to:

ENTRANCE HALL
Stairs to first floor with large built-in understairs coats cupboard with light, tile effect flooring doors to:

SITTING ROOM 14'0" max x 11'6" (4.29m max x 3.53m)
Front aspect double glazed window, ceiling light point with rose, feature opened fireplace with cast iron wood burner on slate hearth, school style radiator, oak laminate flooring.

DINING ROOM 13'1" x 9'3" max (3.99m x 2.83m max)
Front aspect double glazed window, ceiling light point, tiled fire surround, radiator.

KITCHEN 14'0" x 7'11" (4.29m x 2.43m)
Side aspect double glazed window, ceiling light point, re-fitted kitchen comprising of a range of floor mounted white units under a wood effect work surface, single bowl sink unit with mixer tap over, space and plumbing for dishwasher, integral 'range master' gas hob with oven below, extractor hood over, space for tall fridge freezer, school style radiator, wood laminate flooring, open plan to:

BREAKFAST/FAMILY ROOM 19'8" x 8'7" (6.00m x 2.62m)
Rear aspect double glazed bi-fold doors opening to rear garden patio and seating area, additional double glazed windows, two ceiling light points, contemporary vertical radiator, continued wood laminate flooring, door to:

UTILITY ROOM 7'1" x 6'4" (2.17m x 1.94m)
Rear aspect double glazed window, ceiling light point, floor and wall mounted storage units, stainless steel sink unit, space and plumbing for washing machine and tumble dryer, continued wood laminate floor, door to:

CLOAKROOM
Side aspect obscure glass double glazed window, ceiling light point, re-fitted white suite comprising push flush WC, wash hand basin with storage below, radiator, wall mounted Worcester boiler.

FIRST FLOOR LANDING
Front and rear aspect double glazed windows, ceiling light point, smoke alarm, access to roof space, school style radiator, built in laundry cupboard with shelving, exposed floor boards, doors to:

BEDROOM ONE 14'3" max x 8'1" (4.35m max x 2.47m)
Rear aspect double glazed window, ceiling light point, twin built-In wardrobes with hanging rail and shelving, radiator, exposed wooden floor boards.

BEDROOM TWO 13'1" x 9'4" max (3.99m x 2.85m max)
Front aspect double glazed window, ceiling light point, radiator, exposed floorboards.

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BEDROOM THREE 14'1" x 6'3" (4.31m x 1.92m)
Front aspect double glazed window, ceiling light point, radiator.

BATHROOM 8'5" x 4'9" (2.57m x 1.47m)
Side aspect obscure glass double glazed window, extractor, re-fitted white suite comprising of a panel bath with rainfall and body shower over and screen to side, pedestal wash basin, push flush WC, part tiled walls, heated chrome towel rail, wood plank flooring, wall mounted electric heater,

FRONT GARDEN
Garden is mostly laid to lawn with mature plant and shrub beds to border and mature plum tree, a wide Cotswold stone driveway provides parking for three/four cars and leads to double gates that open to the rear garden, a concrete path leads to the front door, a mature wisteria covers the canopy porch.

REAR GARDEN
Large rear garden accessed initially via the bi-fold doors from the breakfast/family room which open to a paved seating area, the tarmac drive continues from the front providing further parking. To the rear of the outbuilding is a further paved area which leads to two greenhouses and vegetable beds. There is then a lawn with mature flower and shrub beds. A post and rail fence with two gated entrances leads to a further area of lawn with a wildlife pond and further vegetable beds.

OUT BUILDING
Formally a double garage now converted into additional accommodation and divided internally into two rooms, with a range of uses such as home office, gym, workshop or bedroom. With uPVC window an door, power and lighting.

DIRECTIONS
From the Allan Morris office in Upton 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. The property can be found on the right hand side a short distance after the turning for Greenfields Road and 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

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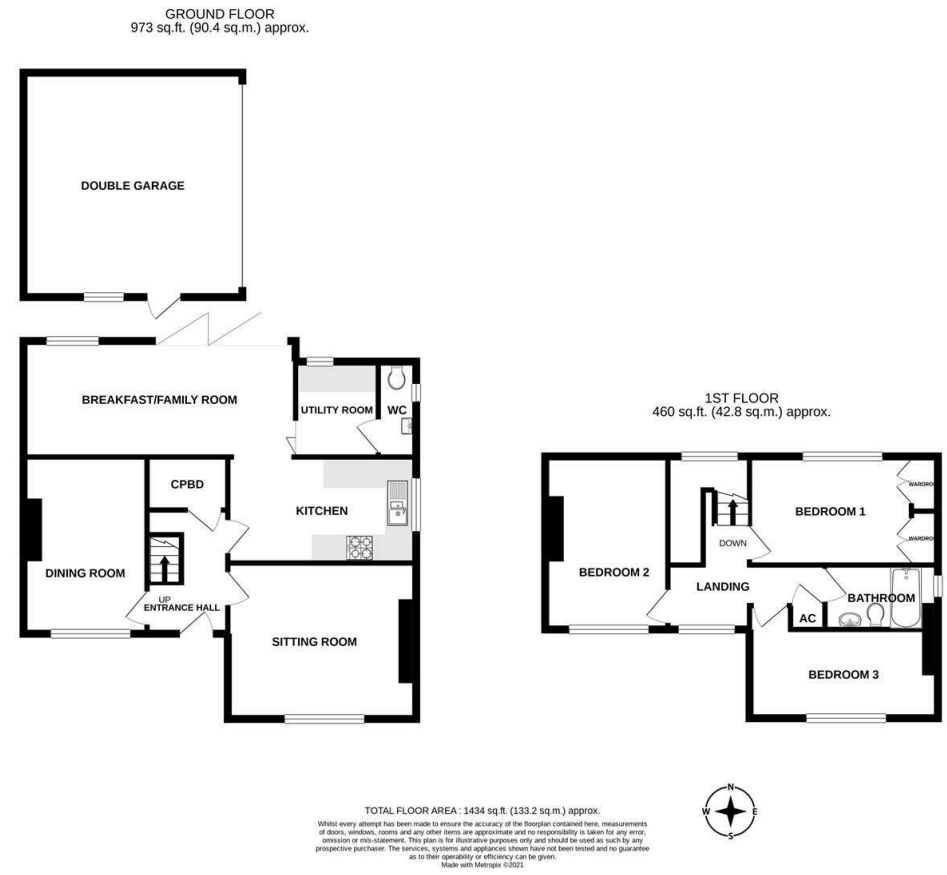


TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

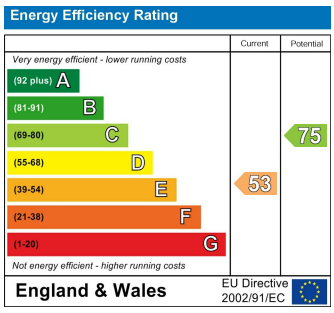
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: D

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.

EPC



Material Information Report

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