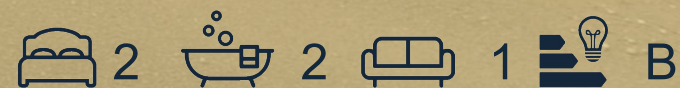


Philip Laney & Jolly



Backfields Lane, Upton, WR8 0JH
Price £225,000



Philip Laney & Jolly Malvern, Worcestershire welcome to the market Rose Crest. Located in the ever-popular riverside town of Upton-upon-Severn, this stylish and beautifully maintained two bedroom duplex maisonette offers a superb blend of space, light, and comfort. Set over two floors, the property is positioned to enjoy far-reaching views towards the picturesque Malvern Hills, and is just a short walk from the town centre with its array of independent shops, pubs, and riverside walks.

The accommodation comprises a bright and airy open-plan living space with a modern fitted kitchen, ideal for both relaxing and entertaining. Provide over the two floors are two generously sized double bedrooms, one with en-suite facilities, as well as the other enjoying a separate main bathroom, making it perfect for sharers or guests.

This contemporary home benefits from double glazing throughout, gas central heating, and an allocated off-road parking space. Ideal for first-time buyers, downsizers or as a lock-up-and-leave second home, the property offers a low-maintenance lifestyle in a sought-after and vibrant riverside community.

EPC - B

ENTRANCE

Private entrance with obscure part-glazed door into cloak area with stairs leading to first floor.

FIRST FLOOR LANDING

Double glazed window to rear aspect with far reaching views. Radiator. Door to living room and stairs rising to second floor.

KITCHEN/LIVING ROOM

17'9" x 13'1" (5.4 x 4)

Two double glazed windows to rear aspect with far reaching views. Two radiators. Open plan to kitchen. Doors to utility cupboard, bathroom and bedroom 2.

Kitchen fitted with a range of wall and base units with integrated fridge, freezer and dishwasher. Wood block surface with 4 ring electric hob and stainless steel sink and drainer. Integrated oven and microwave. Tiled splashback. Utility cupboard with space for washing machine, wall mounted boiler and fuse box.

BEDROOM 2

13'5" x 10'2" (4.1 x 3.1)

Double glazed window to front aspect. Sliding doors to built-in wardrobes and door to further storage cupboard. Radiator.

BATHROOM

Double glazed window to front aspect. Bath with hand-held shower and rainfall shower head over, vanity unit with hand wash basin and low level WC. Tiled splashback. Heated towel rail.

SECOND FLOOR





MASTER BEDROOM

23'4" x 16'9" (7.1 x 5.1)

Double glazed feature window to the rear aspect with far reaching views. Two velux windows. Many features providing a versatile space and high ceilings.

ENSUITE BATHROOM

Two Velux windows. White bathroom suite comprising of: central filling bath, vanity unit with hand wash basin and low level WC. Tiled splash back and heated towel rail. Extractor fan.

OUTSIDE

The property has one allocated off road parking space behind the gates. There is also a communal bin store.

TENURE

We understand (subject to legal verification) that the property is leasehold with the owner having a third share of the freehold. 992 years remaining on lease. No service charge or ground rent applicable. Council Tax Band: C

SERVICES

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

FLOORPLAN

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

REDRESS

PL&J are members of The Property Ombudsman scheme.

COUNCIL TAX MHDC

We understand the council tax band presently to be : B

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Broadband

Full fibre broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

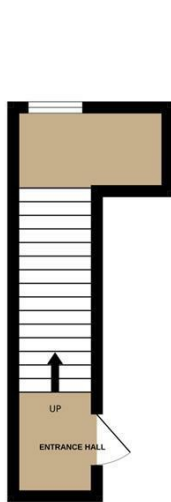
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Viewings - Malvern

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.



GROUND FLOOR



1ST FLOOR



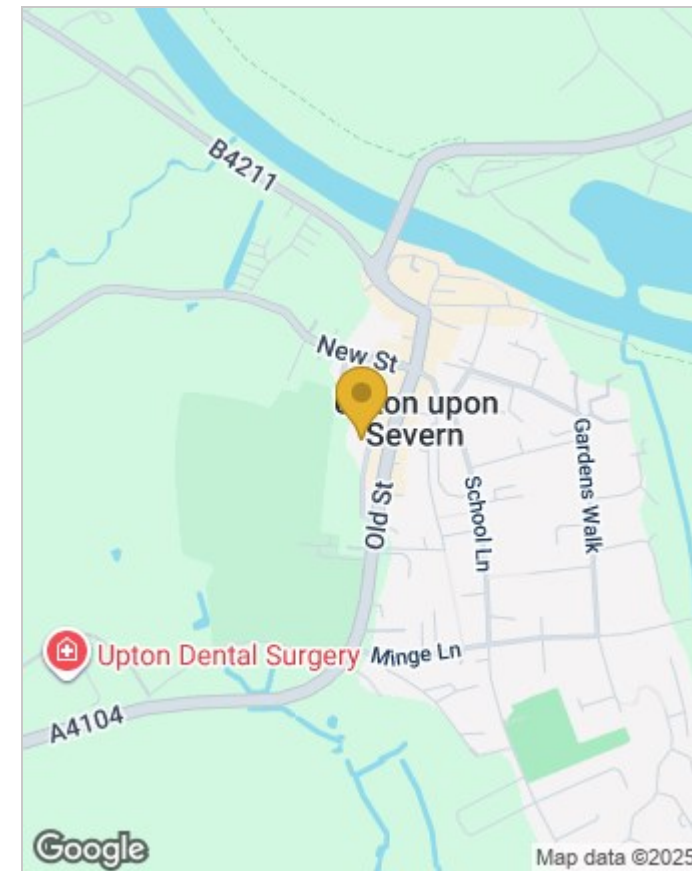
2ND FLOOR



TOTAL FLOOR AREA : 1163sq.ft. (108.0 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-plus) A | | | |
| 81-91) B | | 81 | 9 |
| 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 | |

Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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<https://www.pljworcester.co.uk/>