



4 Lilac Close, Upton-Upon-Severn, WR8 0TA

£485,000

This attractive four bedroom detached residence in an exclusive close, within level walking distance of the town Upton upon Severn. Must be viewed to appreciate its position and well presented accommodation. The accommodation in brief comprises porch, reception hallway, sitting room, dining room, kitchen, utility room and cloakroom. To the first floor there are four bedrooms, master bedroom with en-suite shower room and family bathroom. The property further benefits from off road parking and garage, front and rear gardens, double glazing and gas central heating. Viewing highly recommended.



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LOCATION

Upton upon Severn is a historic market town on the banks of the River Severn, It offers a range of shops, pubs, restaurants and medical centre amongst others. There is also a primary school within walking distance of Lilac Close and secondary schooling at Hanley Castle. The property is well positioned for the M50/ M5 motorway network approximately 3 miles away, Worcester is approximately 11 miles away, Malvern 8 Miles away, Tewkesbury 7 and Cheltenham 15 miles away.

PORCH 4'2" x 5'2" (1.28m x 1.60m)

Enter property via double glazed front door with side panels into enclosed porch, with wall light, tiled floor and door to

HALLWAY 11'8" x 3'2" (3.58m x 0.97m)

Radiator, stairs to first floor with wooden balustrade and storage below. Doors to

SITTING ROOM 16'9" x 11'6" (5.13m x 3.53m)

Radiator, uPVC double glazed window to front aspect, tv point, wooden fire surround with hearth and coal effect gas fire inset, double doors to

DINING ROOM 10'0" x 9'6" (3.06m x 2.91m)

Radiator and uPVC double glazed French doors which open onto the rear garden.

KITCHEN 10'2" x 10'9" (3.10m x 3.30m)

uPVC double glazed window with rear aspect, with a good range of base and wall units, work surface over with one and a half bowl sink and drainer inset with mixer tap, integral fridge, space for dishwasher, hob with extractor hood over, double oven, decorative splash back tiling, chrome towel rail. Door to

UTILITY 9'9" x 5'8" (2.99m x 1.75m)

Space for fridge freezer, space for washing machine and tumble dryer, base unit with work surface over and sink and drainer inset with mixer tap over, splash back tiling, wall mounted gas central heating boiler and double glazed door to garden. Door to:

WC 3'2" x 5'8" (0.97m x 1.73m)

With uPVC double glazed window to side aspect, wc, wash hand basin.

LANDING

With uPVC double glazed window to side aspect, radiator, loft hatch to part boarded loft, airing cupboard housing water tank and shelving and good size storage cupboard. Doors to;



BEDROOM ONE 9'8" x 12'7" (2.97m x 3.86m)

With uPVC double glazed window to front aspect, radiator, built in wardrobes and door to En-Suite shower room. With uPVC double glazed window to side aspect with obscured glass. With tiled shower cubicle housing power shower, wc and wash hand basin set in vanity unit, splash back tiling, extractor fan and uPVC double glazed window to side aspect.

BEDROOM TWO 9'9" x 8'7" (2.99m x 2.64m)

With uPVC double glazed window to rear aspect, radiator and built in wardrobe.

BEDROOM THREE 8'9" x 10'3" (2.68m x 3.13m)

With uPVC double glazed window to front aspect, radiator and built in wardrobe.

BEDROOM FOUR 6'7" x 9'2" (2.03m x 2.81m)

With uPVC double glazed window to rear aspect, radiator and built in wardrobe.

BATHROOM 6'7" x 6'10" (2.02m x 2.09m)

With uPVC double glazed window with obscured glass to rear aspect, towel rail, pea shaped bath with Mira electric shower over, vanity unity wash hand basin, wc and tiled walls.

FRONTAGE AND DRIVEWAY

Block paved driveway for two cars to the fore of the property gives access to the garage, wall mounted EV charging point. Low maintenance landscaped front garden, gated side access.

GARAGE 17'3" x 8'5" (5.28m x 2.57m)

With up and over door, lighting and power.

GARDENS

Enclosed and secure rear garden, laid to a slab patio area across the rear, rest of garden is laid to lawn with shrub and flowering borders, ornamental trees and a timber garden shed.

DIRECTIONS

From the Allan Morris Upton office proceed south along Old Street, passing the Church on the left and take the next turning left into Minge Lane. Proceed straight over at the next cross roads. Take the next left into Gardens Walk. Lilac Close is then the second turning on the left. The property will be found straight ahead at the end of the close.





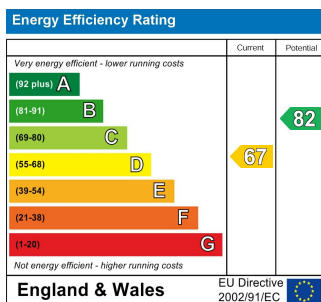
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Carpets are included in the sale ; other items, such 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

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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