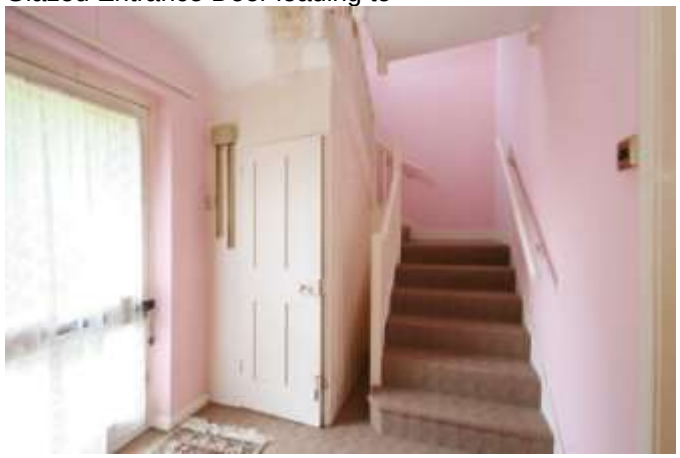
24 Upton Road
Callow End
Worcestershire WR2 4TA

Philip Laney & Jolly

24 Upton Road, Callow End, Worcestershire WR2 4TA

A traditional semi detached house requiring modernisation and offering scope for enlargement (subject to any necessary planning consent). The property is located within the centre of the popular village of Callow End that benefits from a good selection of amenities. The property requires an inspection to appreciate the potential on offer. The accommodation comprises: Entrance Hall, Sitting Room, Dining Room, Kitchen, Three Bedrooms, Bathroom, Extensive Gardens, mostly double glazed. NO CHAIN.

Glazed Entrance Door leading to



ENTRANCE HALL

With stairs rising, door to storage cupboard and doors to

DINING ROOM

11'2" x 10'11" (3.40m x 3.33m) Having a tiled fireplace, double glazed window to the front aspect, night storage heater.

SITTING ROOM

15'1" x 10'10" (4.60m x 3.30m) With tiled fireplace, UPVC window to the rear aspect, night storage heater, sliding door to

KITCHEN

10'10" x 8'6" (3.30m x2.59m) Fitted with a matching range of fitted units including inset stainless steel sink with hot and cold mixer tap, base drawer and cupboards, double glazed windows to the rear and side aspects, space and plumbing for automatic washing machine, matching wall mounted storage cupboards, tiled splash backs, door to the rear garden.

FIRST FLOOR LANDING

Spacious galleried landing, with night storage heater, access hatch to roof space, two double glazed windows to the front aspect, doors to

BEDROOM 1

11'2" x 10'10" (3.40m x 3.28m) Double glazed windows to the front aspect providing lovely views over adjacent countryside.

BATHROOM

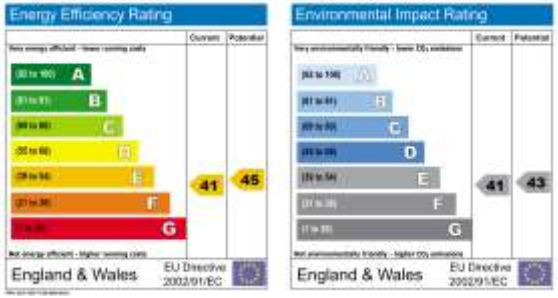
Fitted with a coloured suite consisting of paneled bath with electric shower over, low level WC, pedestal wash hand basin, tiled splash backs, window to the rear aspect, wall mounted electric heater.

BEDROOM 2

11'1" x 10'0" maximum (3.38m x 3.05m) Double glazed window to the rear, door to airing cupboard with lagged hot water cylinder and shelving.

BEDROOM 3

11'5" x 8'8" (3.35mx 2.64m) Double glazed window to the rear aspect.



OUTSIDE

The property is approached through a pedestrian gate to the front that leads to a path that continues to the front door. The large gardens are a fine feature of this property and extend to three sides of the house and are mainly laid to lawn with several mature specimen trees, a selection of fruit trees, and a mature pond. A paved patio area adjoins the rear of the house and there are brick built stores and an outside WC. The gardens provide ample space to the side of the house to extend the property (subject to necessary planning consents).

TENURE

We understand that the property is Freehold.

SERVICES

Mains Electricity, Water and Drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services or any of the appliances and cannot therefore confirm that they are free from defects or in working order.

VIEWING

Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From Malvern proceed along the A449 in the direction of Worcester. Continue through the traffic lights on the A449 at Powick and turn right at the next junction signposted Upton, continue on this road into the village of Callow End, the property will be found on the right next to the Village Hall.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

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