



Upton Road



Upton Road

Worcester

Offers Over £325,000

Positioned within a generous plot in the desirable village location of Callow End is this three bedroom semi-detached family home. The property would benefit from some improvements and offers huge potential. The property comprises of entrance hall, large reception room, kitchen, utility and outside WC. To the first floor are three bedrooms and bathroom. The property benefits from outbuilding storage and is offered for sale with no onward chain. A viewing is highly advised to appreciate the scope this home offers.

We've Noticed

- **Semi-detached family home**
- **Scope for improvement**
- **Desirable village location**
- **Parking**
- **No onward chain**



Entrance

Through front entrance door into glazed porch with door into entrance hall. Entrance hall with stairs to first floor, understairs storage cupboard and door into the large reception room.

Reception Room

With front aspect double glazed window and rear aspect double glazed doors opening and overlooking the rear garden. fireplace with brick surround, radiators and door into kitchen.

Kitchen

With side and rear aspect double glazed windows, matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, built-in oven and hob with cooker hood over. Space for undercounter appliance as well as upright fridge/freezer. Door into utility.

Utility

With work surface, rear aspect window and door leading to rear garden.

First Floor Landing

With doors into bedrooms one, two, three and bathroom.

Bedroom 1

With rear aspect double glazed window, radiator and airing cupboard.

Bedroom 2

With front aspect double glazed window and radiator.

Bedroom 3

With rear aspect double glazed window and radiator.

Bathroom

With rear aspect double glazed window, WC, bath with shower over and wash hand basin.

Outside

The front of the property is approached via a pathway leading to the entrance door. The garden is laid mostly to lawn with trees and shrubs, outbuildings as well as WC, sheds and hedged as well as fenced boundaries. The property also benefits from access to the rear of the plot with drive way for numerous vehicles as well as further lawned area.



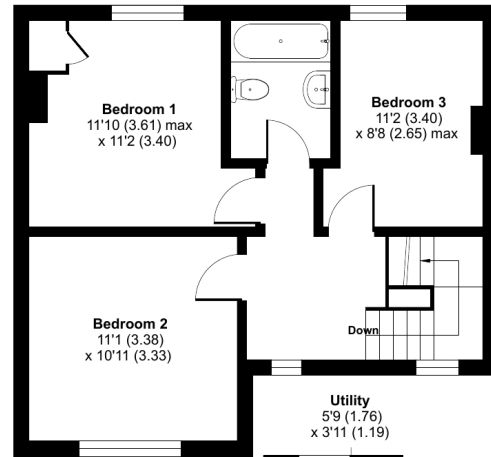
Upton Road, Callow End, Worcester, WR2

Approximate Area = 1021 sq ft / 94.8 sq m

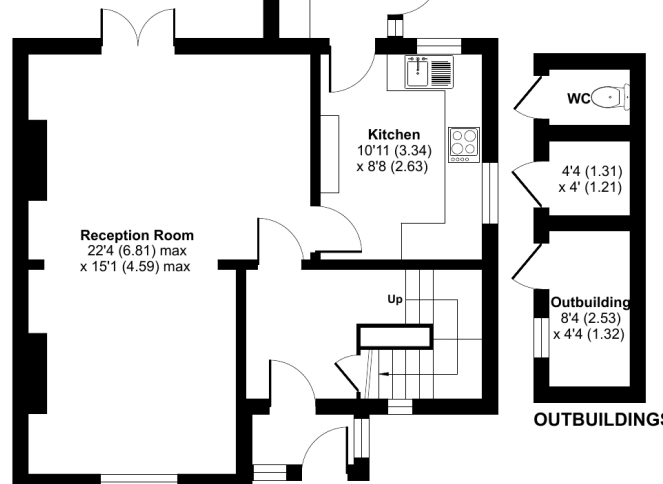
Outbuilding = 66 sq ft / 6.1 sq m

Total = 1087 sq ft / 100.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

OUTBUILDINGS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hills Estate Agents. REF: 1354470



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

46 Foregate Street, Worcester WR1 1EE

Tel: 01905 723545 info@hillsestateagents.co.uk

www.hillsestateagents.co.uk

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

