



22 Greenfields Road, Upton-
upon-Severn, Worcester
WR8 0SQ

A modernised & renovated home set within a quiet residential street, just a short stroll from riverside pubs, shops & local festivals.

This well presented home on the outskirts over the ever popular Upton upon Severn offers the perfect blend of countryside charm & modern living. With a host of high quality upgrades, including a re-wire & a new heating system in 2017, this stylish property is move-in ready. It is ideal for families, first time buyers or downsizers in search of comfort & convenience. The home combines peaceful living with excellent connectivity & as well as being walking distance to amenities, there is a scenic footpath with access to Clive Fruit Farm. It falls within catchment area for Little Blossoms nursery & the well regarded Hanley Castle high school.

Comprising: porch into reception hallway with stairs rising to the first floor landing & access through to the living room & kitchen/diner. The hallway is well lit with handy under-stairs storage, ideal for coats, shoes, utility items. The living room has bespoke lighting options with dimmable switches & lamp points, a feature fireplace featuring a HETAS certified log burner with a slate hearth & a timber mantle. & links through to the kitchen/diner. The kitchen has been re-fitted by the vendors & has a wood effect floor, a range of base & wall units, an eye level double oven, microwave, dishwasher, wine cooler, induction hob & extractor, ceramic sink with swan neck mixer & garden view. There is a breakfast bar peninsula, which flows into the dining area that can host 4-6 guests. USB sockets & dimmable lighting which enhance practicality & ambience. Double doors lead out to the rear garden & a further door into the useful utility room & the W.C. The utility has built in storage cupboards & space for stacked white goods, a side door out to the rear garden.

To the first floor, the landing leads to the three bedrooms & the bathroom with the main bedroom accommodating a king sized bed & enjoying built-in wardrobes, which have power & lighting internally), TV point, integrated bedside lighting & USB sockets. Bedroom two is a bright double bedroom overlooking the rear garden, with a further built in cupboard & TV point & bedroom three is a generous single room ideal as a nursery, home office or guest room, again with data point & TV points, plus the boiler cupboard.

A contemporary family bathroom has a shower over the bath, a pedestal wash basin, close coupled W.C, dual-fuel heated towel rail, dimmable spotlights & a Bluetooth enabled mirror with lighting.

Externally, there is a block-paved driveway providing parking for several vehicles & a garage with an electric roller door, fire-safe internal access, fully replaced flat roof (replaced in 2025), power & lighting. The frontage has been attractively landscaped with a sleep style retaining wall & feature lighting.

A private, landscaped rear garden is ideal for entertaining & green fingered buyers alike. Features include: a large patio dining area, two established vegetable plots, a greenhouse & a garden shed. The gardens are fenced & enclosed & laid to lawn with a washdown area for the bins, external power & hot & cold taps.

Fibre Broadband is available. The vendor advises the current speed is 70mbps

Upton is around 10 miles from Worcester city centre & 7 miles from Malvern & their range of amenities & facilities.

FREEHOLD

Council Tax Band D - Malvern Hills





Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

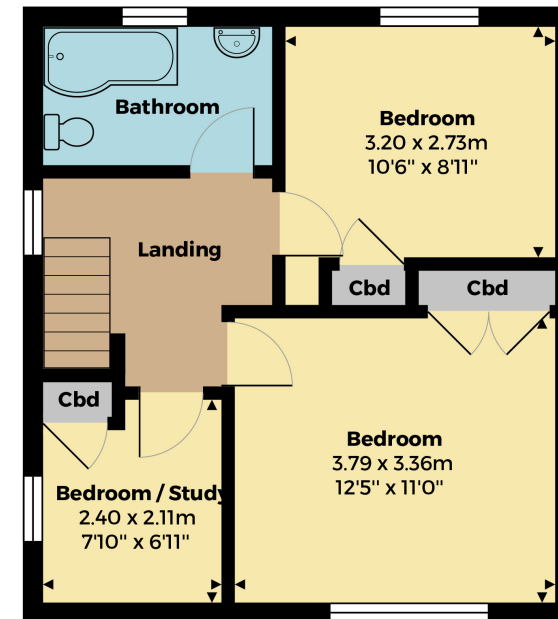
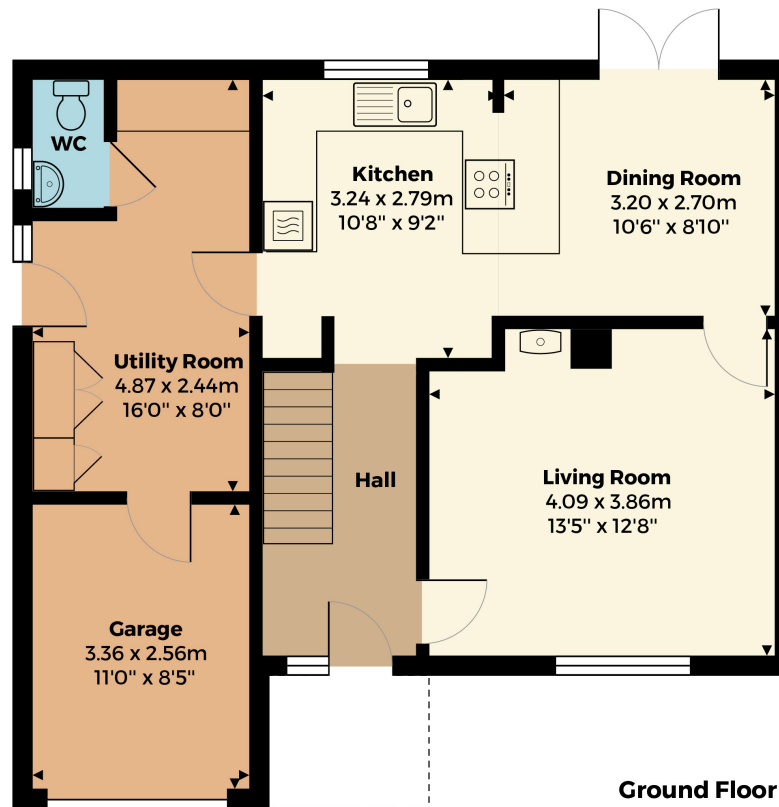


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

All measurements are approximate and for display purposes only



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