



6 Church Close, Upper Sapey, Worcestershire, WR6 6TL

Delightful Detached 4 Bedroomed Village Property

O.I.R.O £365,000



6 Church Close

Upper Sapey, Worcestershire, WR6 6TL

- Modern Detached Village Property in Quiet Rural Position
- Entrance Hallway
- Ground Floor Cloakroom
- Kitchen and Utility Room
- Lounge and Dining Room
- 4 Bedrooms. Master Bedroom with En-Suite Shower Room
- Additional Family Bathroom
- Double-Glazed and Centrally Heated
- Good Sized Gardens with Open Aspect Views
- Garage and Driveway Parking

O.I.R.O
£365,000
Freehold

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



LOCATION

6, Church Close, Upper Sapey is a modern style detached property which has been improved and updated to offer very comfortable accommodation over two floors, enjoying a private rural position in this ever popular village with good sized gardens to the front and rear, ample driveway parking and open aspect views to the rear. All set in the village of Upper Sapey which is located just 6 miles north of Bromyard. The town of Bromyard is famed for its festivals including the Bromyard Gala, Nozstock Festival and Bromyard Folk Festival. The town also offers a good range of amenities including a number of independent retail shops, cafes and pubs in the high street with easy access to Hereford and Worcester approximately 14 miles, Ledbury, Leominster & Malvern approximately 12 miles where a more comprehensive range of facilities can be found.

BRIEF DESCRIPTION

6 Church Close is a modern styled detached property which has good sized accommodation to include an entrance hallway with doors off to a ground floor cloakroom with low level W.C. Moving through to the good sized inner hall with stairs rising off to the first floor and further doors communicating off to the reception rooms to comprise of Living Room, a generous room with a fitted Gas fire and dual aspect windows to the front and side. The dining room with double-glazed feature doors opening onto the rear gardens and offers ample space for dining/entertaining. The kitchen is fitted with a range of units with sink/drainers and ample work surfaces, with a door leading through to the utility room, a useful space with plumbing and facility for washing machine and doors and window to the rear gardens. To the first floor the property has a generous landing with airing cupboard and access to roof space via a loft hatch. Doors lead off to four generous bedrooms, the principal bedroom having three sets of fitted double wardrobes and windows to the rear, with a refitted en-suite shower room with double shower cubicle, low level w.c. and wash hand basin with built-in vanity unit and chrome heated towel rail. There is an additional family bathroom with windows to the rear.

Outside, the property has a garage 17'11 x 10'0 (5.46m x 3.05m) with light and power and up and over door to the front, and a useful personal door into the utility room. There is ample driveway parking to the front and access to the rear gardens. The property has good sized gardens to the front and rear. The fore gardens are mostly laid to lawn with a selection of maturing shrubs and flowering plants. To the rear, the garden is mostly laid to lawn with again, a selection of trees and shrubs, surrounded by fencing and steps leading down to two decked seating areas, and further steps down to a brook to the rear of the property. The gardens are private and create a delightful outside space with open aspect views to the rear.

SERVICES

Mains Electricity & Water. Private Shared Drainage
LPG central heating
Telephone (Subject to B.T. Regulations).

OUTGOINGS

Council Tax Band: F.

LOCAL AUTHORITY

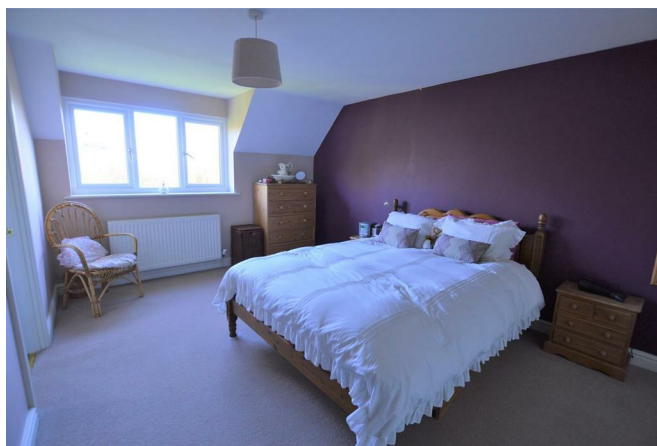
Herefordshire Council. Telephone 01432 260000.

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

DIRECTIONS

Continue into the market town of Tenbury Wells turning right before The Crow Public House, over the bridge, continue to follow this road all the way to Upper Sapey. At the main junction turn right towards Upper Sapey Golf Club, continue to follow the road along, as the road drops down turning right into Upper Sapey village heading towards the Church. Church Close can be located on the left hand side. Turning left into the close the property can be located at the bottom of the close on the left hand side.



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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

ROOM MEASUREMENTS

GROUND FLOOR

LOUNGE - 17'5 x 12'2 (5.31m x 3.71m)

DINING ROOM - 13'3 x 8'6 (4.04m x 2.59m)

KITCHEN - 10'4 x 8'0 (3.15m x 2.44m)

UTILITY ROOM - 9'1 x 6'2 (2.77m x 1.88m)

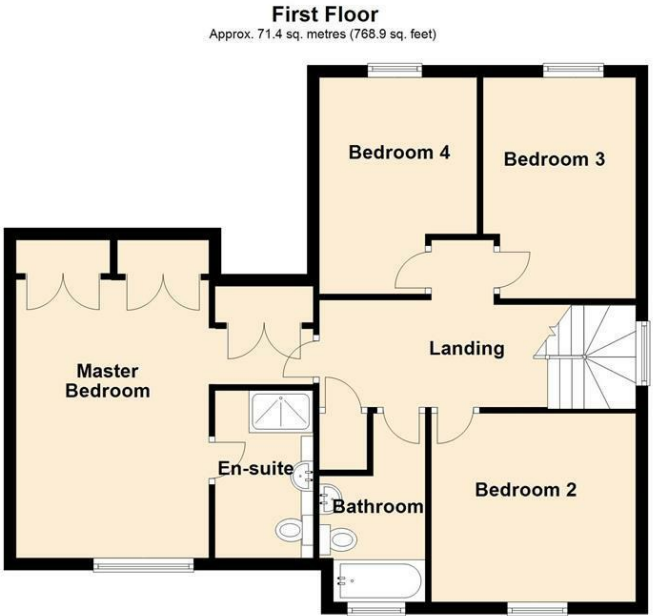
FIRST FLOOR

BEDROOM 1 - 16'9 max 10'10 min x 15'2 (5.11m max 3.30m min x 4.62m)

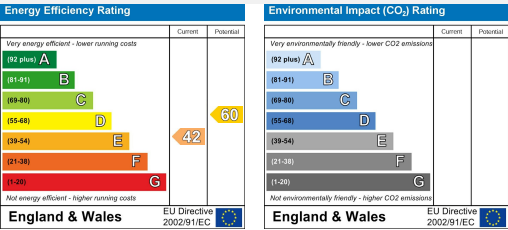
BEDROOM 2 - 12'5 x 8'7 (3.78m x 2.62m)

BEDROOM 3 - 12'4 x 8'6 (3.76m x 2.59m)

BEDROOM 4 - 10'10 x 10'6 (3.30m x 3.20m)



Total area: approx. 143.4 sq. metres (1543.6 sq. feet)



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.