



ESTATE AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

12 Three Springs Road,
Pershore,
Worcestershire.
WR10 1HH

For Sale

Price £559,950



**AN EXTENDED DETACHED FAMILY TOWNHOUSE WITH SIX
GOOD SIZES FLEXIBLE FAMILY RECEPTION ROOMS SET
IN CONVENIENT POSITION FOR LOCAL EDUCATIONAL
FACILITIES AND ACCESS TO THE TOWN CENTRE**

Entrance Porch, Reception Hall, Dining Room, Conservatory,
Main Lounge, Study And Family Room, Kitchen/Breakfast Room,
Utility Room, Annex Room With En-Suite, Shower Room/WC, Rear
Lobby, Three Double Bedrooms, One En-Suite, Dressing Room, Family
Bathroom Suite, Brick Paved Frontage, Landscaped Garden.

Residential Sales Particulars

12 Three Springs Road, Pershore, Worcestershire. WR10 1HH

Situation

Number 12 Three Springs Road is a substantial family home having been extended by the present vendor. The property has converted garage to playroom/bedroom, there is En-suite facility/cloakroom and potential within the rear lobby. The main reception rooms are all of good size together with a large conservatory from the dining room, there is study room and breakfast room together with breakfast bar within the kitchen and a large utility room off.

On the first floor there are three principal double bedrooms with a dressing room/potential bedroom four, there is one En-suite and a large family bathroom. There are timber doors within the property (ash) and parquet flooring in the kitchen and reception hall. The modern conservatory to the rear with glazed lantern light roof window and inset ceiling light provides a good garden room with venetian blinds to the double-glazed windows and patio door leading out into the garden.

There are solar panels on the roof which will provide some income during the year.

This property is detached and has a prominent position within Three Springs Road and provides convenient access to the town and its facilities.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

12 Three Springs Road, Pershore, Worcestershire. WR10 1HH

Property Comprises

Brick paved steps lead up to fully glazed sliding door into entrance porch with side panel.

Entrance Porch

with ceramic floor covering, inset ceiling lights (independent door into annex). Fully glazed timber frame front door with side panels into

Reception Hall

with parquet flooring, panelled radiator, ceiling light and door chime. Power point, useful under stair storage cupboard with coat hooks, stairway leading to first floor and doors off to

Fitted Kitchen/Breakfast Room

measuring approximately 13'9" x 11'9" (4.19m x 3.58m). Front elevation double glazed window with roller blind. Range of fitted kitchen units comprising composite marble style worktop surfaces, one and a half bowl stainless steel sink unit with mixer tap. Base level storage cupboards, plumbed in dishwasher, ceramic tiled surrounds. Central island unit with 5-burner gas hob and stainless-steel extractor hood over. Breakfast bar surround. Parquet floor covering, co-ordinated corner dresser. Built-in oven with grill, Fridge and freezer. Further wall mounted storage cupboards. Ample multi socket power points, TV aerial socket and inset ceiling lights. Door into



Utility Room

measuring approximately 7'6" x 12'8" (2.29m x 3.86m). Front elevation double glazed window, single drainer stainless steel sink unit with mixer tap and base level storage cupboards. Plumbing for automatic washing machine and space for tumble dryer. Built-in base level freezer, wall mounted storage cupboards and useful storage shelving. Double fronted cupboard with high-level bottle rack storage. Inset ceiling lights, extractor fan. Access hatch to roof void. Timber floor covering, ample multi socket power points.

12 Three Springs Road, Pershore, Worcestershire. WR10 1HH

Dining Room measuring overall approximately 16'7" x 11'0" (5.05m x 3.35m). Wall light points, panelled radiator and multi socket power points. Fully glazed folding doors lead into



Archway from dining room leads into

Conservatory measuring approximately 13'10" x 9'3" (4.22m x 2.82m) with ceramic floor covering, lantern light glazed roof window, inset ceiling lights, venetian blinds to double glazed windows. Sliding patio door with side panel lead out into garden. Electric wall mounted heater with thermostatic control, ample power points and TV socket.



12 Three Springs Road, Pershore, Worcestershire. WR10 1HH

Lounge measuring overall approximately 17'4" x 13'9" (5.28m x 4.19m) with double panelled radiators, feature brick fireplace with mantle shelf and electric stove inset (coal effect). Double glazed sliding doors opening into garden. Wall light points and TV aerial socket, SKY point.



Door into

Study/Family Room measuring overall approximately 16'3" x 10'3" (4.96m x 3.13m) with double panelled radiators, inset ceiling light, study area with BT socket and power points, Velux roof lights windows and ceiling lights.



12 Three Springs Road, Pershore, Worcestershire. WR10 1HH

From the dining room, there is timber door leading into

Annex comprising of inner hallway into garage conversion accommodation.



Annex

Extension/Bedroom

measuring approximately 16'0" x 7'10" (4.88m x 2.39m) with front elevation double glazed window, roller blind, panelled radiator. Separate access door leading off the front porch. Multi socket power points, TV aerial socket, inset ceiling lights and enclosed meter point and fuse box.

Cloakroom/Shower

with corner shower cubicle, having sliding doors and ceramic tiled surrounds. Low flush WC, extractor fan and wall mounted hand wash basin with cupboard under. Opaque glazed window, louvre fronted cupboard enclosing Worcester boiler (recently replaced) and shelving to the side. Timber floor covering, upright radiator/towel rail and pull cord light switch.



Rear Lobby/Boot Room with worktop surface and base level storage cupboards, power points, enclosed consumer units, wall mounted coat hooks and inset ceiling lights. Door into garden.

From the reception hall, stairway with timber banister with glass panels and metal banister rail leads up to first floor.

12 Three Springs Road, Pershore, Worcestershire. WR10 1HH

Landing

with inset ceiling lights, panelled radiator and doors off to



Bedroom One measuring approximately 11'10" x 10'6" (3.61m x 3.2m) with front elevation double glazed windows, panelled radiator and built-in storage cupboard. Multi socket power points, TV aerial socket and coved ceiling.

Dressing Room measuring overall approximately 10'8" x 10'5" (3.25m x 3.18m) with panelled radiator, louvre fronted built-in wardrobe cupboards with central storage shelving, rails and internal light. Further storage cupboard, multi socket power points and high-level double-glazed window (access hatch to roof void providing good storage).



Bedroom Two measuring approximately 9'4" x 11'9" (2.84m x 3.58m) maximum, with useful over stair storage cupboard having louvred front Pull cord light switch and wall light point. Front elevation window, coved ceiling and panelled radiator.



12 Three Springs Road, Pershore, Worcestershire. WR10 1HH

Bedroom Three measuring approximately 8'3" x 11'2" (2.51m x 3.4m) with front elevation double glazed window, panelled radiator, TV aerial socket and multi socket power points. Inset ceiling lights, dimmer switch and coved ceiling.



En-Suite Bathroom with sliding door to timber panelled bath, mixer tap and telephone handle shower attachment, pedestal hand wash basin, ceramic tiled surrounds, low flush WC, opaque double-glazed window and inset ceiling lights. There is folding shower screen, panelled radiator and timber accessories. Ceramic floor covering and pull cord light switch.



12 Three Springs Road, Pershore, Worcestershire. WR10 1HH

Large Family Bathroom measuring, overall, approximately 16'3" x 5'5" (4.95m x 1.65m) with full suite comprising timber panelled spa bath, ceramic tiled surrounds. Upright towel rail/radiator and panelled radiator. Vanity unit handwash basin with storage cupboards under. Chrome accessories, opaque glazed windows with roller blinds. Wall mirror and shaver point, with light and low flush WC. Ceramic floor covering. Good sized walk-in shower cubicle with glazed door and plumbed in shower with shower head on wall bracket, ceramic tiled surrounds, extractor fan and ceiling lights.



12 Three Springs Road, Pershore, Worcestershire. WR10 1HH

Outside the Property

To the rear there is paved area (ideal bin store space) a wrought iron gate with lock for security to the side of the property.

To the front of the property, there is brick paved driveway providing ample off-road parking, there are well stocked borders with shrubs and trees providing a pleasant screen to the front.

Rear Garden adjacent to the property there is further paved terrace, there are outside lights and retaining wall with sloping path giving access to this delightful family garden with raised borders and lawned area, a useful greenhouse with benching and connected to power.

There are pleasant sitting areas and irrigation system for the borders. There is timber garden store / log cabin and Summer House which also has power connected. There are mains water connections in the rear garden.



12 Three Springs Road, Pershore, Worcestershire. WR10 1HH

- Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.
- Tenure:** The property is freehold
- Local Authority:** Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000
- Council Tax:** Band E (£2,390 pa 22/23)

Viewing

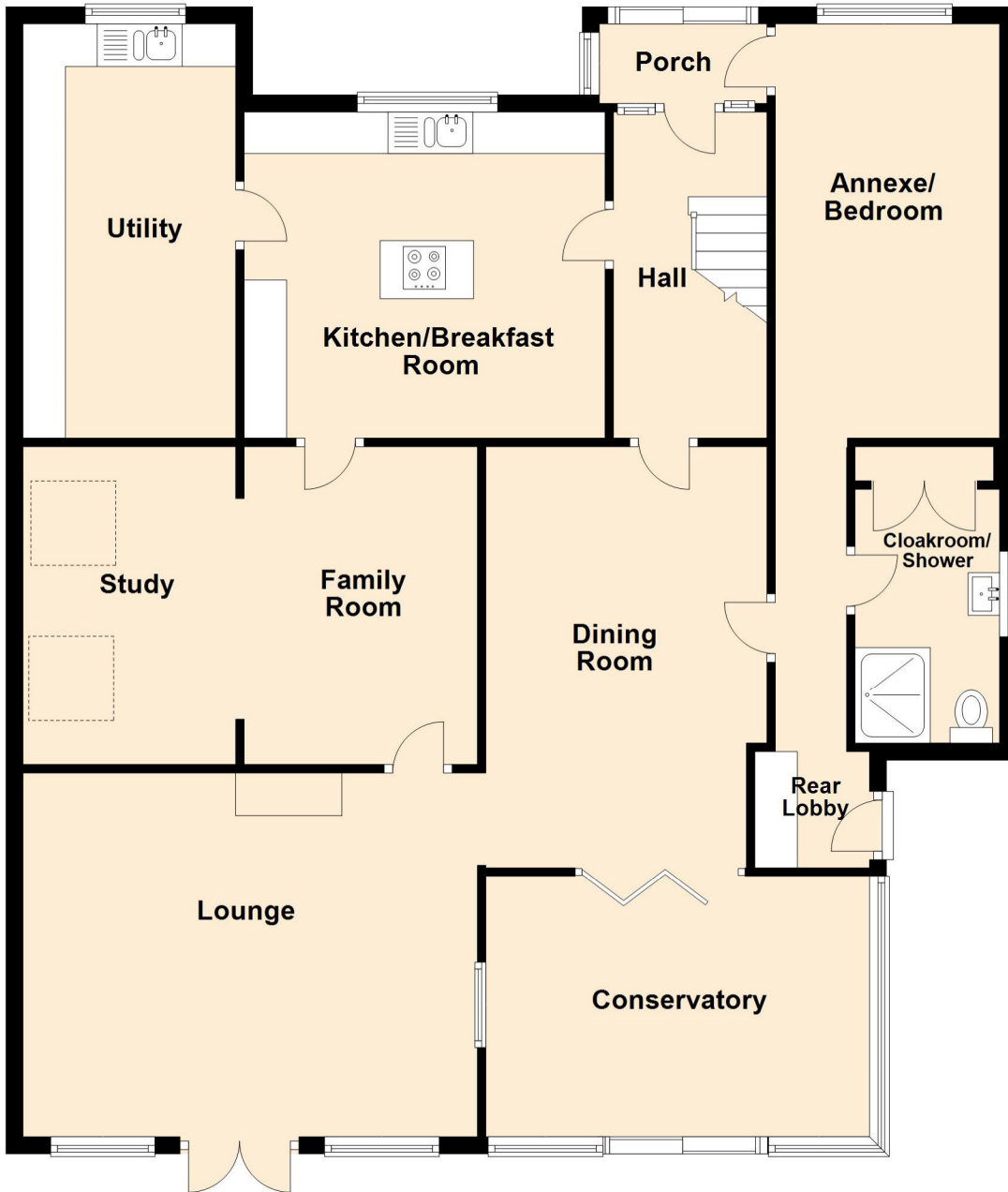
BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

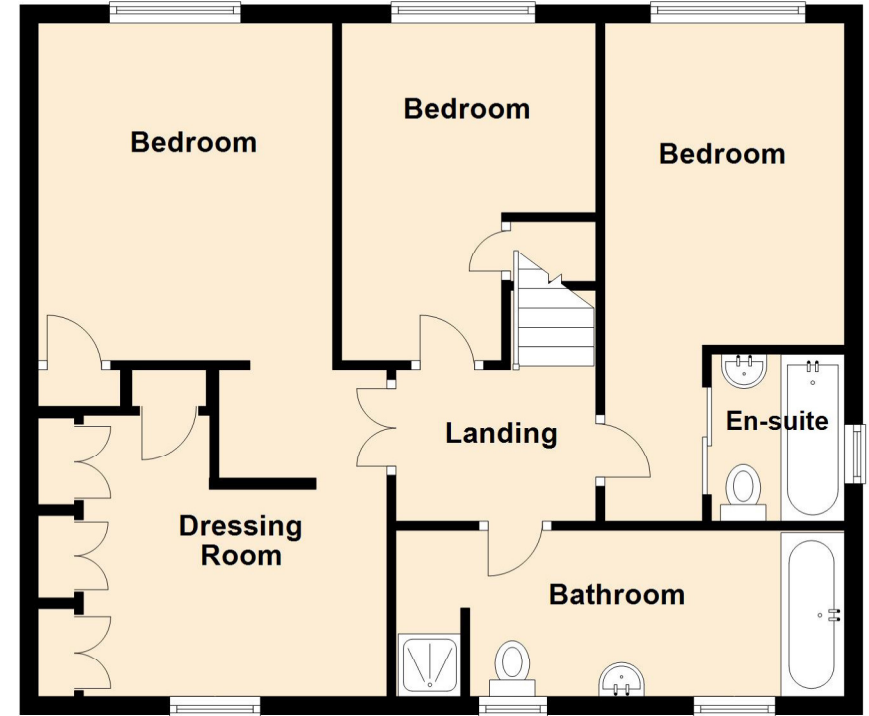
(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.



Ground Floor

Approx. 139.3 sq. metres (1499.0 sq. feet)



First Floor

Approx. 66.3 sq. metres (713.3 sq. feet)

Total area: approx. 205.5 sq. metres (2212.2 sq. feet)