

14 & 16 Broad Street,
Persore, Worcestershire
WR10 1AY



ESTATE AGENTS

Telephone: 01386 555368

Wee Wee Cottage,
Worcester Road,
Wyre Piddle,
WR10 2HR

For Sale

Price £269,950



A CHARACTERFUL MODERNISED ONE BEDROOM COTTAGE WITH EXPOSED TIMBERS, WOODBURNING STOVE AND PLEASANT REAR GARDEN WITH USEFUL SUMMER HOUSE/OFFICE TOGETHER WITH OFF-ROAD PARKING AND GAS CENTRAL HEATING Canopied Entrance, Fitted Kitchen Breakfast Room, Extended Sitting Room, With Study Area (Woodburning Stove), Master Bedroom With Fitted Wardrobes, First Floor Bathroom, Cottage Garden, Popular Riverside Village.

Council Tax B

Residential Sales Particulars

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Situation

Wee Wee Cottage is an end terraced property which history reveals that there was a pottery next door in years gone by which made porcelain pots! Hence the name. This delightful cottage having been extended in 2005 by local builders, has been modernised in recent years and now provides a village property with pleasant rear garden and has a modern garden room which can be used as an office. There is one good sized bedroom with fitted wardrobes on the first floor together with a modern bathroom with shower, on the ground floor there is well equipped kitchen/breakfast room and an extended sitting room providing study area and a woodburning stove for further character. The cottage has off-road parking, and pedestrian gated access to the rear garden, there is gas central heating and double-glazed windows.

The village of Wyre Piddle stands above the River Avon, it flows down to Pershore and beyond to Tewksbury. This popular village supports local church and a marina. There is Pershore Rugby Club grounds off Church Street and there is pedestrian access to Pershore via the Wetland conservation area. The village has local public house and is convenient for all main centres. The village is a now through road with no passing traffic as there is a bypass taking the heavy traffic to the north.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together 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 five 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

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.

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Property Comprises

Canopied entrance porch with step up to

Solid Timber Front Door with brass furnishings into

Kitchen / Breakfast Room measuring overall approximately 11'6" x 13'2" (3.53m x 4.02m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Ceramic tiled surrounds, fitted Rangemaster cooker, set into old fireplace with timber beam over with extractor and inset lights. Porcelain sink unit with mixer tap, front elevation double glazed window with roller blind and net, plumbing for automatic washing machine. Display cabinet and wall light points together with ceiling light. Central timber beam and exposed wall timbers, double panelled radiator, ample multi socket power points. Open Reach BT connection. Ceramic floor covering, space for upright fridge / freezer. Wall mounted corner unit and further storage cupboards, space for central table, thumb latch pine door into



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Extended Sitting Room measuring approximately 10' x 12'3" (3m x 3.74m) minimum with further 7'2" x 7'7" (2.19m x 2.34m) garden room extension having dual aspect windows and fully glazed double doors into garden. Multi socket power points, Velux roof light windows, inset ceiling lights and wood-burning stove on raised plinth, TV aerial cable.



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Study / Library Area measuring approximately 14'2" x 7'7" (4.32m x 2.34m) maximum with original outside wall exposed brick and timber beams. Panelled radiator, multi socket power points, brick features and rear elevation double glazed window. Velux roof light windows, exposed ceiling timbers and spotlights.



Stairway leads up to first floor with banister rail and exposed mellowed brick wall with inserted timber beams, wall light point and pine ledged door with thumb latch into

Main Bedroom measuring approximately 11'9" x 11'3" (3.62m x 3.44m) with inset ceiling lights, front elevation double glazed window, panelled radiator and built-in wardrobe cupboards. Separate double fronted cupboard with shelving. Multi socket power points, exposed wall timbers and brick in-fill.



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Bathroom with further timber thumb latch door. Comprising of pedestal hand wash basin with hot and cold taps, chrome mug holder and soap dish. Ceramic tiled splashback, mirror fronted wall cabinet, shaver light and point, upright chrome towel / radiator and inset ceiling lights. Low flush WC, slatted shelving and useful double fronted storage cupboard. Built-in shower with sliding door and fully ceramic tiled surrounds. Opaque glazed window, access hatch to roof void (Gas Central Heating Boiler)



Outside the Property

To the rear there is enclosed garden with outside lights, having been landscaped with box hedge and raised timber sleepers providing flower borders. Paved area and timber garden store (measuring approximately 4' x 6' (1.21m x 1.82m)), external power point and bin store area, ledge and braced timber garden gate with security bolt. The landscaping involves gravelled area for potted plants, there are stocked borders providing seasonal shrubs, bulbs and plants. Blue Brick steps lead to



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Garden Room measuring 11'5" x 9'5" (3.50m x 2.89m). Rainwater harvest storage. Bi-fold doors to the front give access into the building which is connected to power and has electric radiator power points and built-in book shelving. Inset ceiling lights, dimmer switches and double-glazed windows, together with timber floor covering. The rear garden is enclosed by fence and brick wall.



From the garden gate leads to the side of the property where there is gravelled area providing off-road parking. There is outside sensor light. There is an attractive front brick border to the front and the entrance where there is outside light under the canopy.



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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.

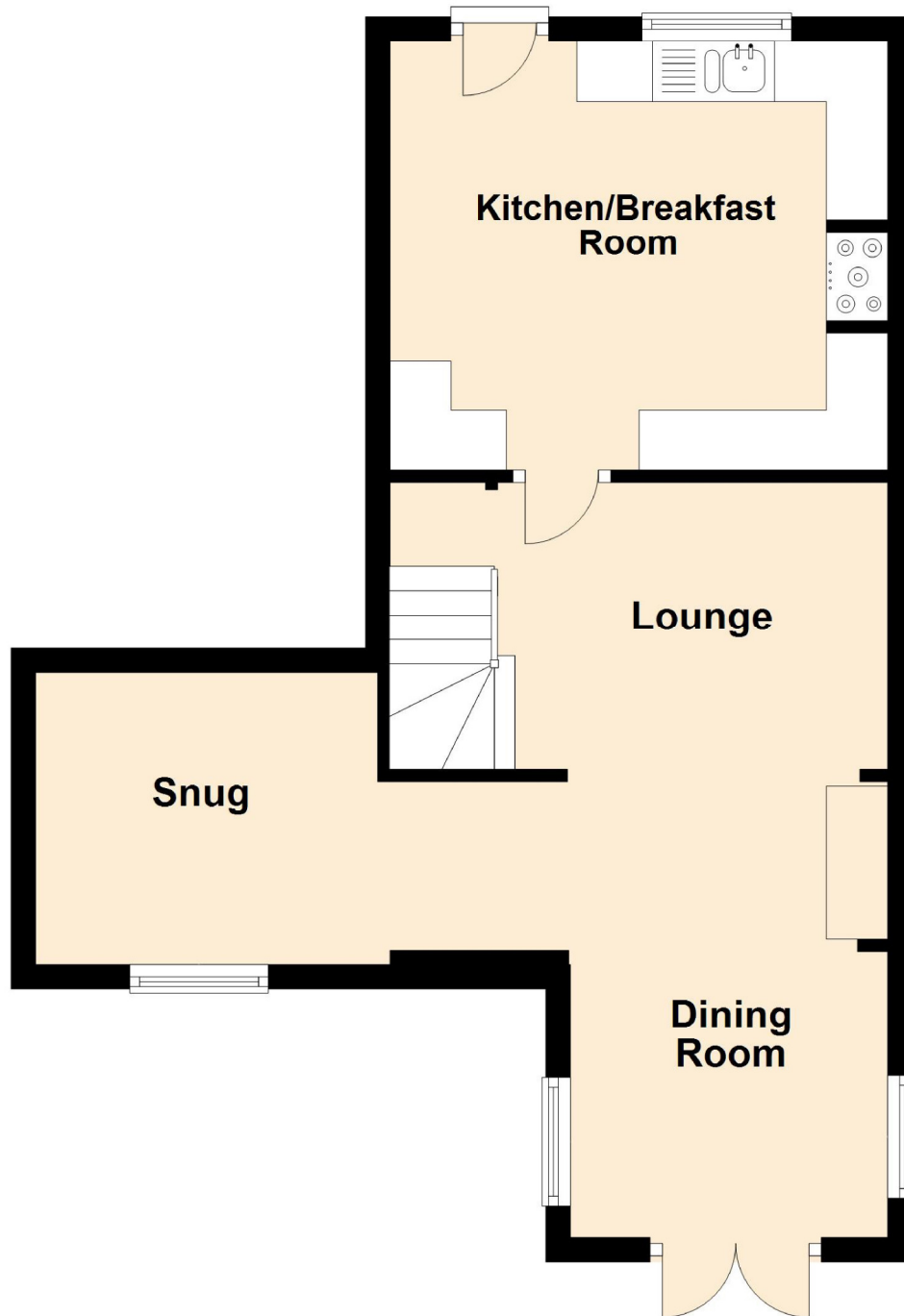
Tenure: The property is freehold

Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: **Band B**

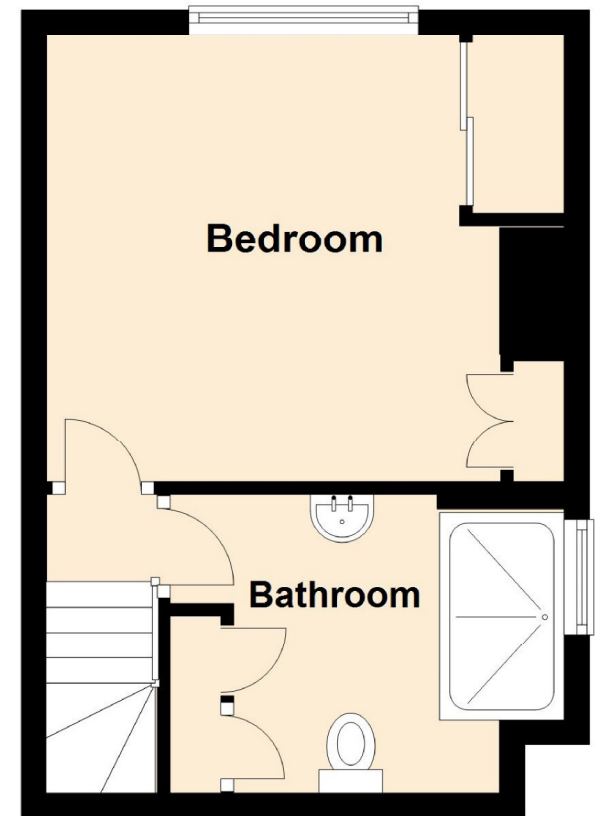
Ground Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.2 sq. feet)



Total area: approx. 67.5 sq. metres (726.1 sq. feet)