

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



Telephone: 01386 555368

ESTATE AGENTS

17 Paddocks Close,
Persore,
WR10 1HJ

For Sale

Price £349,950



**A LINK DETACHED, EXTENDED AND GREATLY IMPROVED
THREE BEDROOM PROPERTY IN POPULAR AREA GIVING EASY
ACCESS TO THE TOWN'S AMENITIES**

**Covered Entrance, Entrance Porch, Hallway, Lounge, Separate Dining
Room, Fitted Kitchen, Utility Room, Cloak Room, Master Bedroom With
Fitted Furniture And Wardrobe, Guest Bedroom With Fitted Wardrobe,
Bedroom Three/Work Room, New Bathroom/Shower, Attached Garage,
Landscaped Garden, Off Road Parking.**

Council Tax D, EPC:D(62)

Residential Sales Particulars

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Situation

Paddocks Close is accessed off Three Springs Road which is a popular residential part of Pershore being close to local amenities and also within walking distance of the town centre. Number 17 has been a subject of much improvement by the present vendor who has improved the interior of this property to an extremely high standard. Primarily as you enter the hallway there is a light oak bespoke Nevil Johnson staircase of quality, there is a Howdens fitted kitchen and a new extended utility room well equipped with integral cloak room, fitted units and modern bowl handwash basin with glazed rear access and fire door into the garage, there is front lounge beautifully presented and separate dining room with an upright efficient radiator. Passing the new spindle balustrading staircase there is window on the landing giving good natural light. The master bedroom has Craig Williams fitted bedroom furniture with wardrobes and dressing table, the guest bedroom has similar wardrobes for storage and the new bathroom has walk in shower for convenience.

The landscaped garden has burst into colour with blue irises from the rear patio overlooking the colourful borders the lawn and sitting area together with two garden stores.

The property is beautifully presented and early viewing is highly recommended. Preferably proceedable interested parties only.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a 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.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good 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

Tarmacadam front driveway with off road parking in front of linked garage

Entrance porch with UPVC double glazed windows to front door with leaded and glazed panels, side panel security lock into

Hallway with pendant light, panelled radiator and Open Reach master socket. Wall mounted thermostatic control for central heating and useful under stair storage cupboard with light point. Doors off to

Lounge measuring approximately 12'9" x 11' (3.93m x 3.35m) with front elevation windows with roller blind, double panelled radiator, pendant light and multi socket power points. TV aerial socket. Feature gas fire with marble hearth and timber mantle shelf. - Double sliding doors into



Dining Room measuring approximately 10'6" x 9' (3.23m x 2.74m) with coved ceiling, pendant light and power points. Fully glazed doors leading into garden with side windows. Upright panelled radiator with thermostatic control. Door into



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Kitchen measuring approximately 7'9" x 10'6" (2.40m x 3.23m) with modern fitted kitchen having work top surfaces, drawers and storage cupboards. Plumbing for automatic washing machine and self-cleaning oven, ceramic hob top and stainless steel extractor hood over. Ceramic tiled surrounds, one and a half bowl stainless steel sink unit with mixer tap. Wall mounted display cabinets and storage cupboards. Space for upright fridge / freezer. Rear elevation window overlooking colourful garden, ample power points, integral dishwasher and door into



Utility Room / Laundry Room / Cloak Room measuring overall approximately 8'4" x 9' (2.56m x 2.74m) maximum with low flush WC, opaque glazed window and inset ceiling light also extractor fan. Fitted work top surfaces with drawers and storage cupboards under. Space for base level fridge / freezer. Wall mounted display cabinets and multi socket power points. Inset ceiling lights and rear window. Modern handwash basin with ceramic surround. Rear access door.



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From the hall, superior oak carved stairway with traditional banister rail and oak spindles plus hand rail lead up to first floor

Landing with glass panelled banister, multi socket power point, pendant light and access hatch to roof void. Side elevation window with blind (good natural light), airing cupboard with gas boiler and slatted shelving.

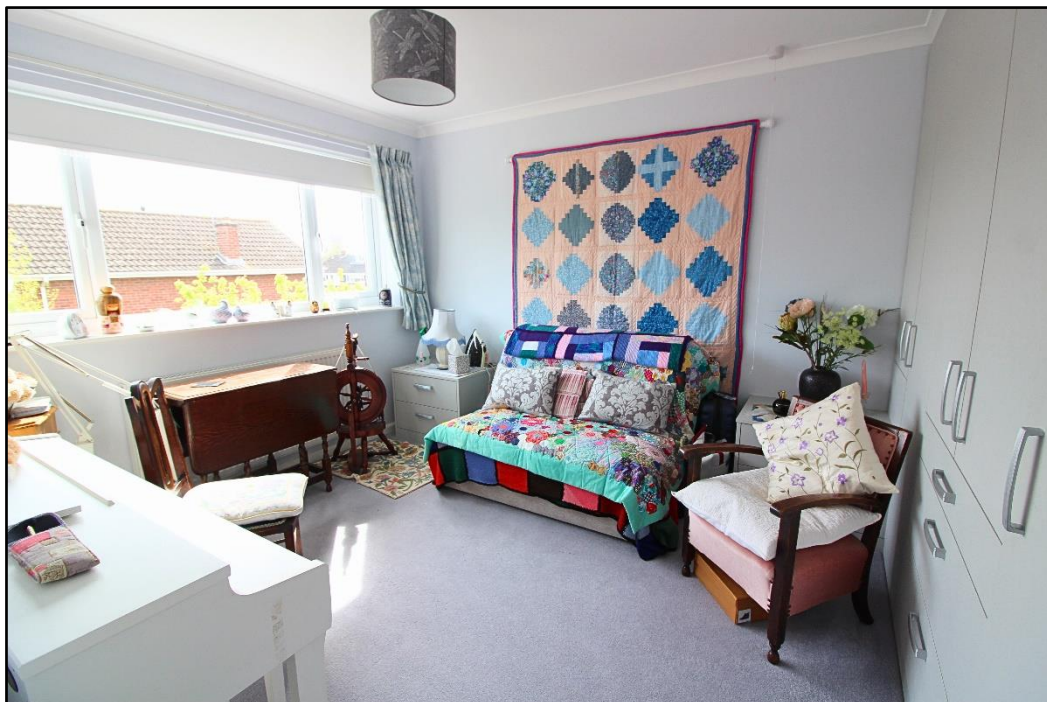


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Bedroom One measuring overall approximately 11'2" x 10'9" (3.41m x 3.32m)) with built-in bedroom furniture comprising dressing table with drawers, triple fronted wardrobe cupboard with hanging rails and shelving – individually made. Panelled radiator, front elevation double glazed window with blind, pendant light and power points. Coved ceiling and pull cord light switch, inset lights over the dressing table with further pull cord and fitted tallboy with 8 drawers.



Bedroom Two measuring approximately 9'6" x 10'5" (2.92m x 3.20m) with further bespoke fitted bedroom furniture comprising bedside tables, fitted wardrobe cupboards, storage drawers and shelving. Pendant light, coved ceiling, rear elevation double glazed window, panelled radiator and power points-(craft room).



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Bedroom Three measuring approximately 7'4" x 7'5" (2.25m x 2.28m) with rear elevation double glazed window with blinds – presently used as study/showing room, with shelves, panelled radiator, light and power points.



Bathroom with new modern suite comprising vanity hand wash basin with mixer tap and storage cupboards under. Concealed cistern low flush WC and walk-in shower with shower head on wall bracket, glazed shower screen. Built-in cupboards, upright chrome towel rail / radiator, fitted illuminated wall mirror and opaque glazed window with roller blind, inset ceiling lights, ceramic tiled surrounds and mosaic tiled frieze.



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Outside the Property

Garage measuring approximately 13'5" x 8'8" (4.11m x 2.68m) with light and power, automatic up and over electric door, electric car charger point and fire door into utility room.

Rear Garden access from the utility room leads onto paved patio, South East facing, with outside tap and raised border, sculptured lawn and stocked borders – an attractive garden with many seasonal plants: Camelia, Irises, wallflowers, roses, silver birch.



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There are two timber garden stores, one for the mower and garden furniture and a further store for garden tools etc.

- Services** All mains' services are connected to this property. There is gas central heating. 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 D**