



ESTATE AGENTS

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3 Greenfields Close
Drakes Broughton
WR10 2BD

For Sale

Price £289,950



**A MOST CONVENIENTLY SITUATED THREE BEDROOM
SEMI-DETACHED PROPERTY CLOSE TO FACILITIES OFF
ROAD PARKING AND VIEWS OVER THE GREEN**

Entrance Porch, Hallway, Lounge/Dining Room, Fitted Kitchen, Three
Bedrooms, Bathroom, Separate WC, Integral Garage, Front & Rear
Gardens, Ample Off Road Parking.

EPC: D(58) COUNCIL BAND: C

Residential Sales Particulars

3, Greenfields, Drakes Broughton, Nr Pershore, Worcestershire WR10 2BD

Situation

Number 3 Greenfields is set in a quiet close facing the trees on the green and opposite the village's shops. This property is set back from the road giving ample brick paved driveway to an integral garage. The property is in need of some modernisation and there will be no on-going chain. There is open fire in the lounge and serving hatch into the kitchen, there are patio doors into the garden which is pleasantly planned to the rear. There is oil fire central heating and radiators within. On the first floor there are three bedrooms, a separate toilet and an updated bathroom with shower.

Early viewing is recommended through the sole agent.

Drakes Broughton is a popular residential village between Pershore and Worcester with the M5 junction 7 close at hand. The village supports a local public house and a recreation area, a first school and a local church. Drakes Broughton gives easy access to all main centres off the A44 and the B404.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. 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 south west, the north east, 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 major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main 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

Brick paved front drive to

Entrance Porch with sensor light, ceramic floor covering and lantern light to inner entrance door with opaque glazed panel, security and side panels into

Hallway with BT point, multi socket power points and panelled radiator with TRV. Plated power point, pendant light and coved ceiling. Under stair storage cupboard with cloaks rail.

Stairway leading to first floor and doors off to

Front Lounge measuring overall approximately 11'9" x 11'5" (3.58m x 3.48m) with front elevation full-length double-glazed windows, open fireplace with stone hearth and surround with mantle shelf. Coved ceiling, pendant light and power point, TV aerial point and large panelled radiator with TRV. Chimney breast and opening into



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Dining Room measuring approximately 7'9" x 10'1" ((2.36m x 3.07m) with pendant light, coved ceiling and large fully glazed sliding patio doors with side panel into garden. Serving hatch into kitchen, wall mounted thermostatic control for central heating, multi socket point and TV aerial socket.



Kitchen (from the hallway) measuring approximately 15'10" x 7'10" (4.83m x 2.39m) with range of fitted kitchen units comprising double drainer stainless steel sink unit with hot and cold taps. Base level storage cupboards and drawers. Plumbing for automatic washing machine, space for tumble dryer and patterned ceramic tile surrounds. Ample multi socket power points, space for upright fridge/freezer. Work top surfaces and wall mounted storage cupboards. Useful upright larder cupboard. Worcester Danesmoor oil central heating boiler, cooker point and breakfast bar. Serving hatch to dining room. Wall mounted 24-hour central heating time control, tiled patterned floor covering, ceiling light and rear aspect window overlooking garden. Opaque glazed quarter light window to the side of the property.



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Stairway from hall with banister rail and bannisters lead up to first floor

Landing with pendant light, coved ceiling, front elevation window and access hatch to roof void.

Bedroom One measuring approximately 8' 10" x 14' 8" (2.69m x 4.47m) with front elevation window, panelled radiator with TRV and power points. Pendant lights and built-in wardrobe cupboard with hanging rail, shelf and glazed sliding doors.



Bedroom Two measuring approximately 11' 9" x 8' 2" (3.58m x 2.49m) with front elevation window, panelled radiator with TRV, pendant light and power point.



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Bedroom Three measuring approximately 10'2" x 8'1" (3.10m x 2.46m) with built-in wardrobe cupboards with shelving and desktop. Rear elevation window, panelled radiator with TRV, light and multi socket power point.



Bathroom measuring overall approximately 5'1" x 12'10" (1.55m x 3.91m) with ceramic tiled surrounds, ceiling light point and hand wash basin with cupboard under. Chrome towel rail and accessories. Wall mirror, shaver point and light and upright chrome towel rail / radiator. Panelled radiator with TRV. Venetian blind to opaque glazed window, upright storage cupboards and sliding screen door to walk-in shower with Mira electric shower with shower head on wall bracket, fully ceramic tiled surrounds. Further towel rail, pull cord light switch and airing cupboard housing lagged hot water tank, immersion heater and slatted shelving.



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Separate WC with enclosed cistern WC, ceiling light and pull cord light switch. Ceramic tiled surrounds and opaque glazed window.



Outside the Property

To the rear there is gated side access to pleasant rear garden with central lawn, stocked borders. Rear terraced patio, sitting area. Aluminium greenhouse and further paved area. Outside tap



Integral Garage measuring approximately 15'7" x 8'2" (4.75m x 2.49m) with side elevation window, light and power points. Up and over door, consumer unit and smart meter, vent for tumble dryer.

To the front there is brick paved driveway and lawned area set back from the village road.

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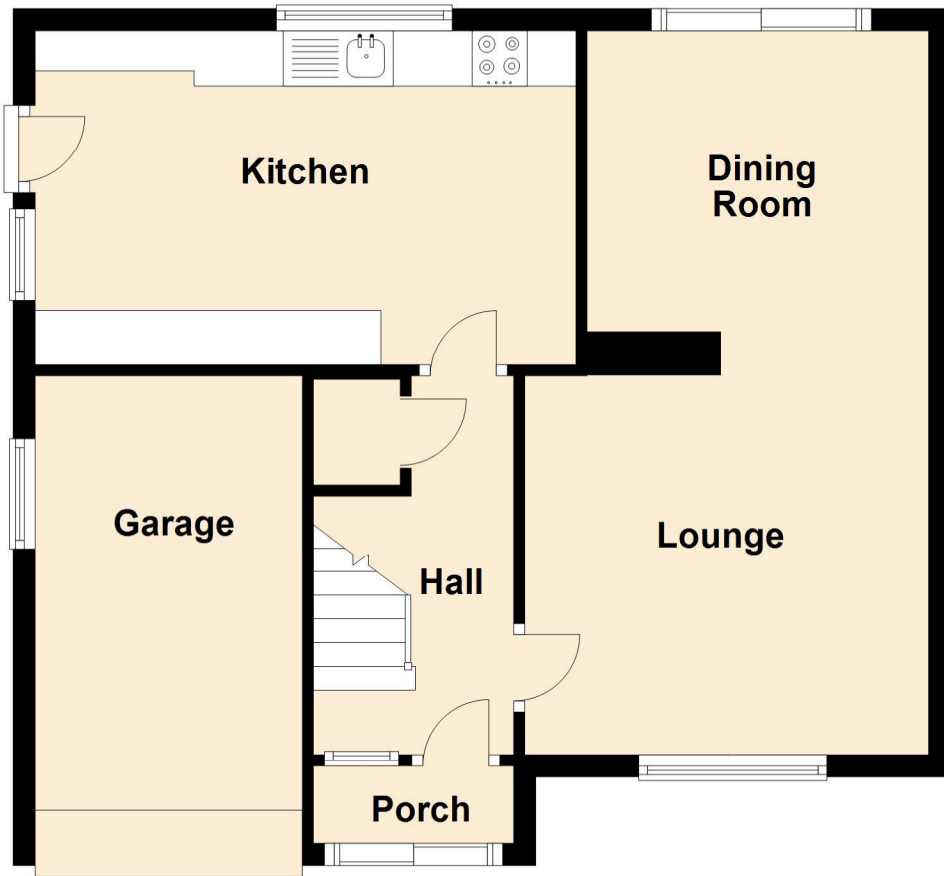
Services: Mains water electricity and drainage are connected to this property. There is oil fire central heating. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

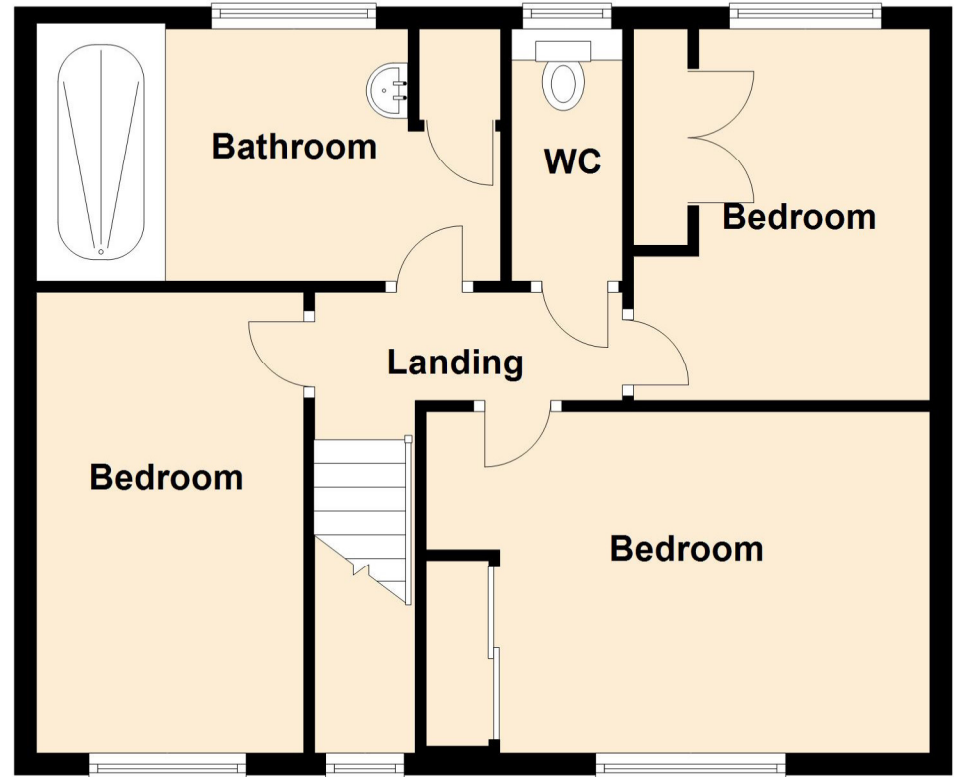
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band C



Ground Floor

Approx. 56.9 sq. metres (612.5 sq. feet)



First Floor

Approx. 53.4 sq. metres (575.0 sq. feet)

Total area: approx. 110.3 sq. metres (1187.5 sq. feet)