



ESTATE AGENTS

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15 Poplar Avenue
Wyre Piddle
Pershore
Worcestershire
WR10 2RJ

For Sale

Price £265,000



A MID-TERRACED HOME HAVING TWO EN-SUITE DOUBLE BEDROOMS, GOOD SIZED LOUNGE/DINING ROOM AND GAS CENTRAL HEATING, TWO ALLOCATED PARKING SPACES SET IN PLEASANT LOCATION WITHIN THIS POPULAR VILLAGE. NO ONGOING CHAIN

Canopied Entrance, Front Storeroom, Hallway, Cloakroom, Cloaks Cupboard, Fitted Kitchen, Lounge/Dining Room, Two Bedrooms, Rear Garden, Off-Road Parking, Convenient Location.

EPC : C (74) COUNCIL TAX :B

Residential Sales Particulars

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Situation

Number 15 is found within this popular residential development being mid-terraced having good access and open hard standing to the front and allocated parking to the side of this terrace. This property has no ongoing chain and there will be accompanied viewings by appointment during daylight hours. Wyre Piddle is a river side village which now has a bypass, so village access for the residents only, and no through traffic. There is local freehold public house which has a good reputation and there are scenic walks down the marina and Wyre Mill with further pedestrian access along the river to Pershore Town. The property has been well maintained and is ready for occupation and early viewing is highly recommended. Wyre Piddle is well situated for easy access to all main centres and local schooling.

The market town of Pershore is approximately 2.5 miles distant, being Georgian styled and providing high street shopping facilities and supermarkets 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 a hospital facility, together with a town library. There is 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.

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.

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 with lantern light, a number 15 plaque and a useful bin store to the front.

Entrance being UPVC with leaded glazed panel and security lock into

Hallway with ceiling light, laminated floor covering, further cloaks cupboard with coat hooks and hanging rails and consumer unit.

Cloak Room comprising low flush WC, extractor fan and panelled radiator. Wall mounted hand wash basin, towel ring and ceramic splash back. Laminated floor covering and ceiling light point.

Off the hallway



Kitchen measuring approximately 6'1" x 10' (1.85m x 3.04m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Single drainer sink unit with mixer tap and patterned ceramic tiled surrounds. Enclosed Worcester boiler, ample multi socket power points. 4-burner gas hob with Whirlpool oven and grill under. Wall mounted storage cupboards, extractor filter hood and space for upright fridge. Plumbing for automatic washing machine. Ceiling light point. Front elevation window with venetian blinds. Wall mounted extractor fan.



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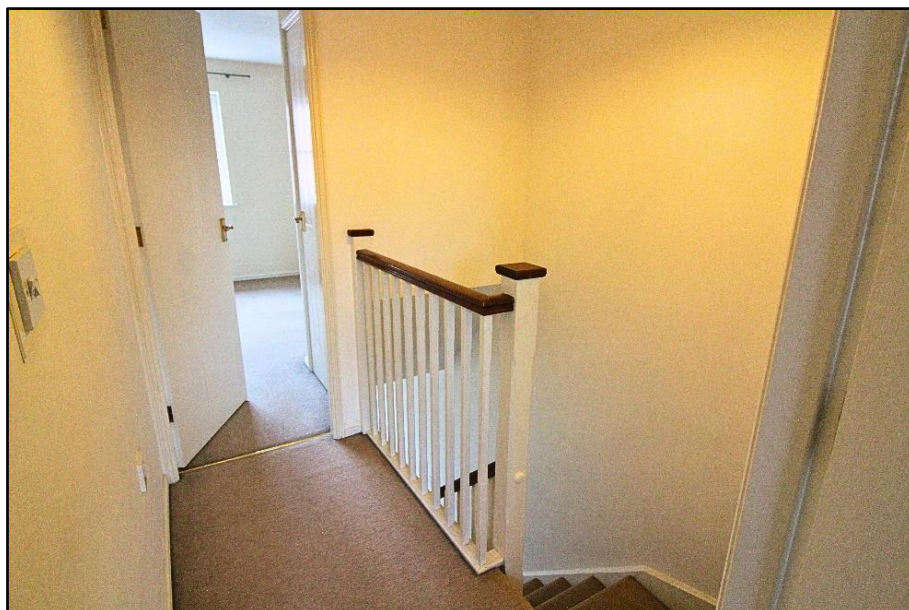
From the hallway there is door into

Lounge / Dining Room measuring approximately 17'4" x 12'6" (5.30m x 3.84m) with ornamental feature fireplace having electric fire inset and mantle shelf over. TV aerial point, multi socket power points and BT socket. Pendant ceiling lights, panelled radiators and fully glazed double doors to rear elevation opening out into the garden.



Stairway from this main room leads up to

First Floor Landing with timber balustrading, pendant light and power point. Access hatch to insulated roof void.



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Bedroom One (front elevation) measuring approximately 8'4" x 12'6" (2.56m x 3.84m) with double glazed window, panelled radiator, BT extension point, light and power points.



En Suite Bathroom comprising panelled bath, low flush WC and vanity unit hand wash basin with storage cupboards under. Partial ceramic tiled surrounds, wall mirror and shaver point. Ceiling light, panelled radiator and laminate floor covering.

Bedroom Two measuring approximately 12'6" x 9'4" (3.84m x 2.86m) maximum with rear elevation double glazed window, panelled radiator, light and power points. Useful over stair storage cupboard.



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En Suite Shower Room comprising low flush WC, panelled radiator, vanity unit hand wash basin with storage cupboard under. Wall mirror, shaver point and cubicle shower with folding door, ceramic tiled surrounds and shower head on wall bracket. Extractor fan, wall cabinet and metal towel rail.



Outside the property

To the rear there is garden area with stone patio, a low maintenance garden with timber garden store and a pedestrian access from the carpark to the rear.

The off road parking is allocated with number 15 identified in the prescribed parking area to the side of the terrace. There is access to unload shopping to the front of the property.



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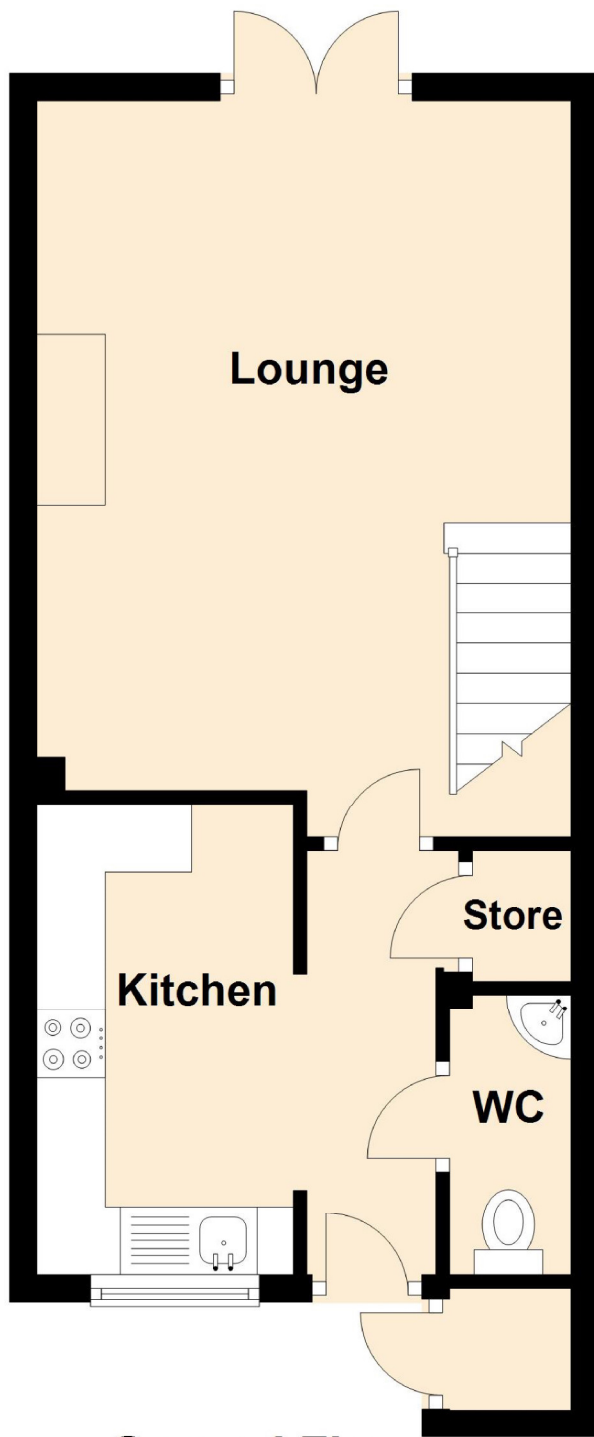
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

Tenure: The property is freehold

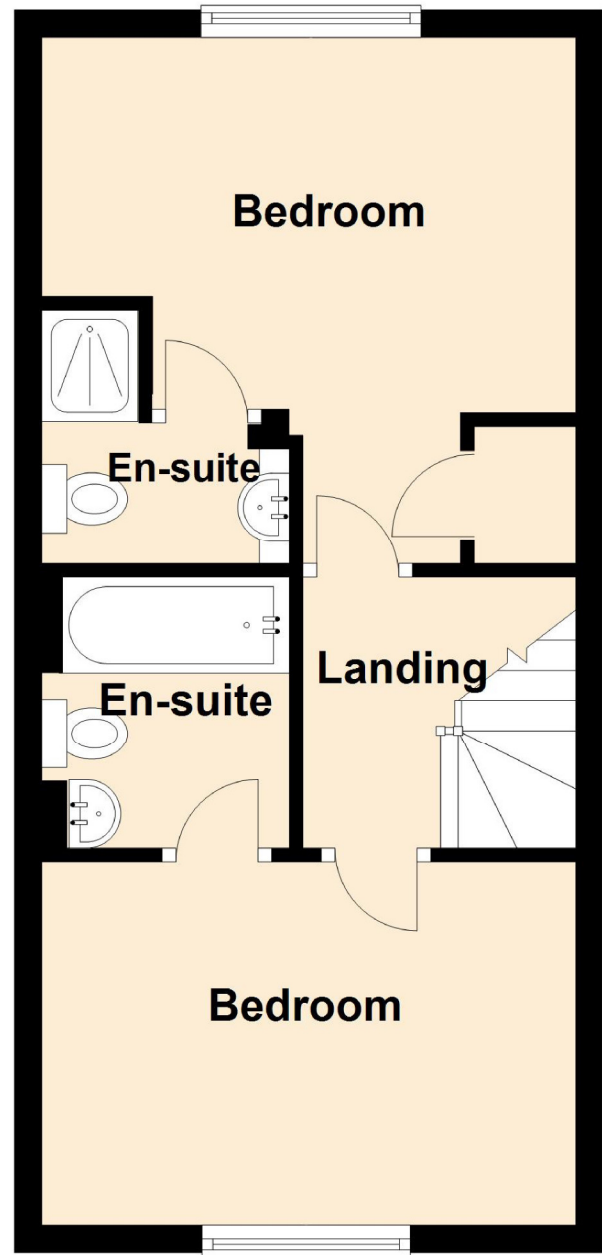
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: **Band B**



Ground Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)

Total area: approx. 68.2 sq. metres (733.6 sq. feet)