



9 Hill-View, Defford
Worcester

Guide Price **£295,000**



9 Hill-View

Defford, Worcester

- Offered with no onward chain
- Deceptively spacious end-of-terrace three-bedroom village home extending to approximately 1,111 sq ft, offering characterful accommodation over two floors
- Three reception rooms, including a comfortable living room with a cosy open fireplace and garden outlook
- Contemporary fitted kitchen positioned alongside the dining room, creating an excellent space for everyday living and entertaining
- Three well-proportioned first-floor bedrooms, including a generous principal bedroom
- Modern family shower room serving the first-floor accommodation
- Attractive and enclosed rear garden, incorporating patio seating and lawned areas
- Private driveway, suitable for parking up to three cars, and plenty of garden storage options
- Pleasant village setting within the popular Worcestershire village of Defford with convenient access to Pershore and Upton-upon-Severn, both offering a wide range of amenities
- Excellent transport links, with Pershore and Worcestershire Parkway stations providing rail services to London, Worcester and Birmingham, and the M5 within easy reach

Offer with no onward chain, 9 Hill View is a deceptively spacious and well-presented end-of-terrace family home offering approximately 1,111 sq ft of accommodation, arranged over two floors, and private driveway parking for up to three cars, enjoying a pleasant village setting within the popular Worcestershire village of Defford.

The property provides flexible and generously proportioned living space, well suited to modern family life, with an excellent EPC rating of "C".

On the ground floor, a welcoming entrance hall leads to a range of well-proportioned reception rooms, including a comfortable living room featuring a cosy open fireplace and views over the garden, together with an additional reception room, ideal for use as a snug, home office or playroom. The dining room lies adjacent to the contemporary fitted kitchen, creating an excellent space for both everyday family life and entertaining.

To the first floor, the accommodation continues with three well-proportioned bedrooms, including a particularly generous principal bedroom, all served by a modern family shower room. The layout offers excellent versatility for families, guests or those working from home.

Outside, the property enjoys an established and enclosed rear garden, featuring a mix of lawn (artificial), patio and planting, providing a pleasant and private space for outdoor seating, gardening and entertaining. Side access leads to additional storage and garden areas, enhancing practicality.

To the front is a private driveway, suitable for parking up to three cars, and a charming garden area.



The village of Defford boasts a public house, a primary school and village hall. The nearby town of Pershore and the riverside market town of Upton-upon-Severn provide a good range of amenities.

The 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.

Pershore train station or the newly constructed Worcestershire Parkway Station provides links directly to London Paddington or Worcester Shrub Hill travelling on to Birmingham. 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 horse racing and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

Tenure: Freehold

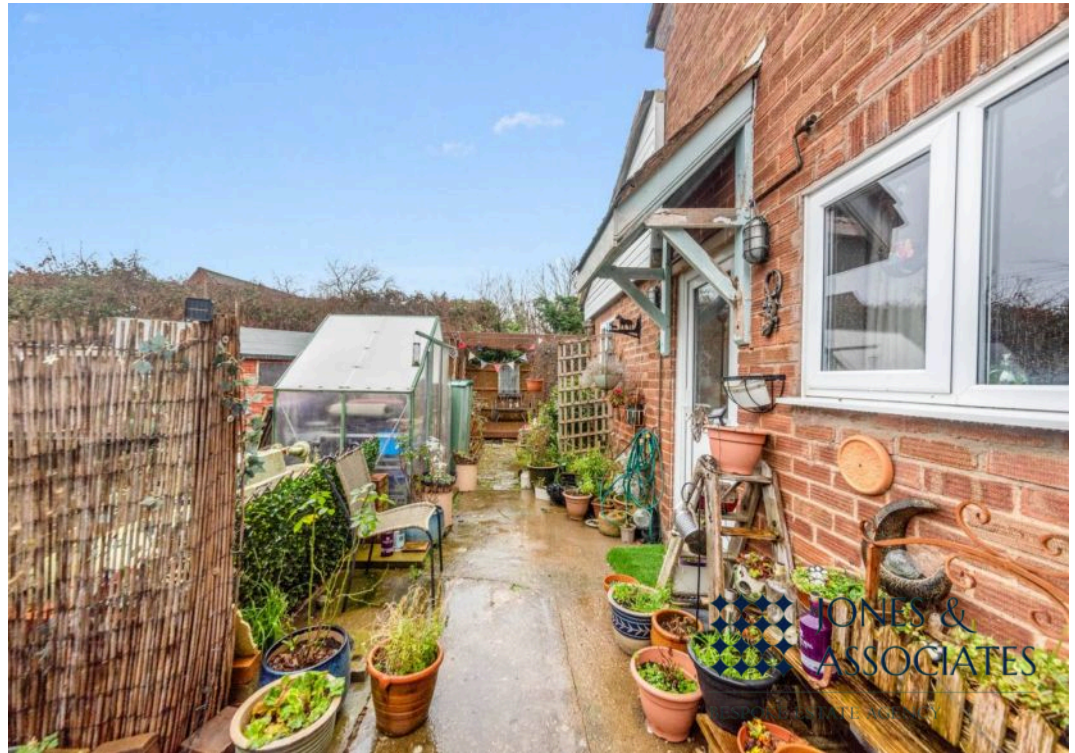
EPC Rating: C

Local District Council: Wychavon

Council Tax band: C







Hill View

Approximate Gross Internal Area
Ground Floor = 56.2 sq m / 605 sq ft
First Floor = 47.0 sq m / 506 sq ft
Total = 103.2 sq m / 1111 sq ft

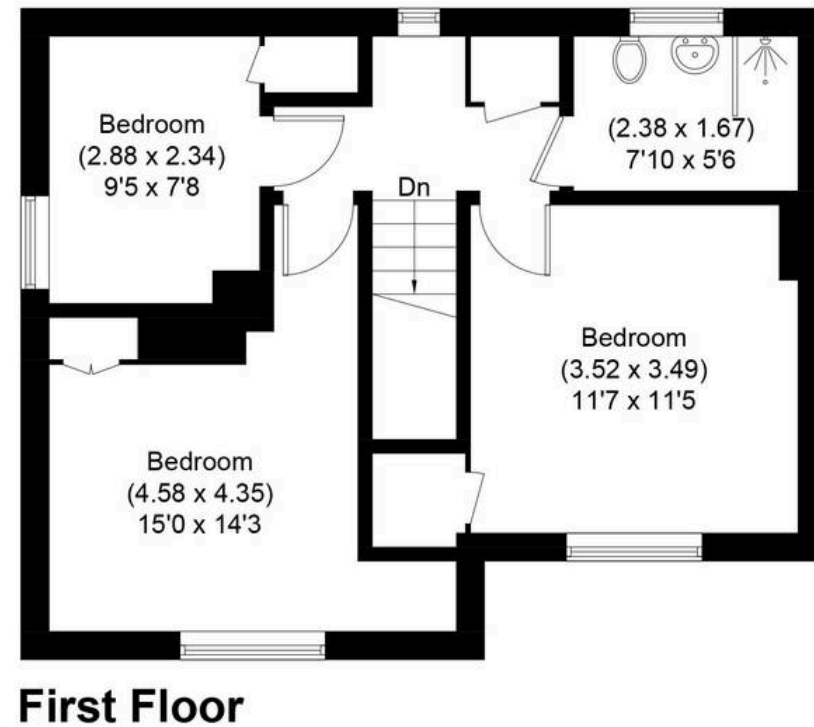
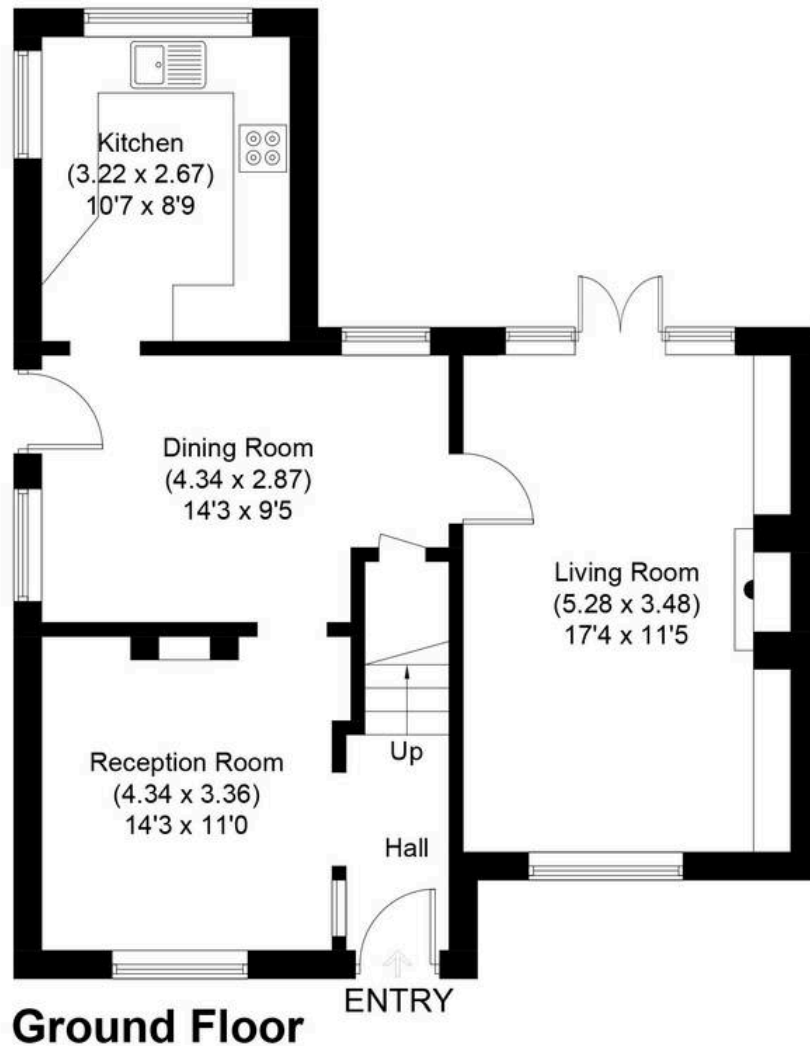


Illustration for identification purposes only, measurements are approximate, not to scale.



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