



6 Poplar Avenue
Wyre Piddle WR10 2RJ

Andrew Grant

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4 Bedrooms 1 Bathroom 2 Reception Rooms

This charming four-bedroom property is nestled in the idyllic village of Wyre Piddle, offering the perfect blend of countryside tranquillity and easy access to nearby towns such as Pershore and Worcester. Boasting several spacious reception rooms and four generously sized double bedrooms, this property offers plenty of space, making it an ideal choice for creating a warm and inviting family home.

Key features

- A delightful and detached property with four spacious double bedrooms, with the primary benefitting from its own en suite.
- The family home benefits from a generously sized living and dining room providing a wonderful space to entertain.
- A well-appointed kitchen with built-in appliances and access to the utility room.
- A lawned garden which features soft planting beds, a summer house and fencing both sides to ensure privacy.
- Ample off-road parking, as well as a single garage.
- Situated in idyllic village of Wyre Piddle which benefits from being in close proximity to Pershore and Worcester.

1184 sq ft / 109.9 sq m





The kitchen

The spacious kitchen, accessible directly from the dining room, offers an ideal setting for both culinary endeavours and entertaining. This well-appointed space features a hob, built-in oven and a sink, along with plumbing for a fridge freezer and dishwasher. The kitchen also enjoys a lovely view of the rear garden, with French windows that open out to provide seamless access to the outdoor space.





The dining area

Adjacent to the kitchen, the dining area is ideal for both casual meals and formal gatherings. It could comfortably accommodate a large table and is bathed in natural light from French windows, which provide seamless access to the patio and garden, enhancing the indoor-outdoor flow of this home.





The living room

Flowing seamlessly from the dining area through an archway, the living room offers a warm and inviting atmosphere. This space features a gas fireplace set within a mantelpiece, adding both charm and comfort. A large window overlooks the front of the property, filling the room with natural light and creating a bright, open area that can be enjoyed year-round.





Bedroom one & en suite

Bedroom one is a spacious double room that enjoys views overlooking the garden. The primary bedroom is further enhanced by a well-appointed en suite, featuring a walk-in shower cubicle, a WC and a washbasin, ensuring ultimate privacy and convenience.



Bedroom two

Bedroom two is another generously sized double bedroom, which provides ample space for furniture and a window which provides views overlooking the front of the property.





Bedroom three

Situated next to bedroom one is bedroom three, another well-appointed double bedroom with ample space for furniture, all while overlooking the rear garden.



Bedroom four

Completing the accommodation is bedroom four, a generously sized double room bathed in natural light from a front facing window, creating a bright and welcoming space.



The bathroom

Located between bedrooms two and four is the family bathroom. The family bathroom features a bath with shower head, a WC and a washbasin offering both convenience and comfort.



The garden

The property also benefits from a lawned garden to the rear, providing a wonderful space to enjoy the summer sunshine. The garden features soft planting beds for flowers, a shed and fencing to ensure complete privacy.



Location

Wyre Piddle is a picturesque village nestled along the banks of the River Avon in Worcestershire, known for its riverside walks, green spaces and countryside views. Despite its tranquil setting, Wyre Piddle is conveniently located just a short distance from the town of Pershore, where residents can find a range of local amenities, including supermarkets, shops, cafes and restaurants, making the village an ideal place to call home.

For families, the village and surrounding area offer excellent educational options. The nearby town of Pershore boasts highly regarded primary and secondary schools, including Pershore High School, which is known for its strong academic performance. The village is also within easy reach of several independent schools, such as The King's School in Worcester, providing a range of educational choices to suit different needs.

Transport links from Wyre Piddle are easy, making it an ideal location for commuters. The village is a short drive from the M5 motorway, providing easy access to Worcester, Birmingham and beyond. The nearby Pershore Railway Station also offers regular services to Worcester, Oxford and London Paddington, ensuring that both regional and national travel are convenient.

Services

The property benefits from mains gas, electricity and water.

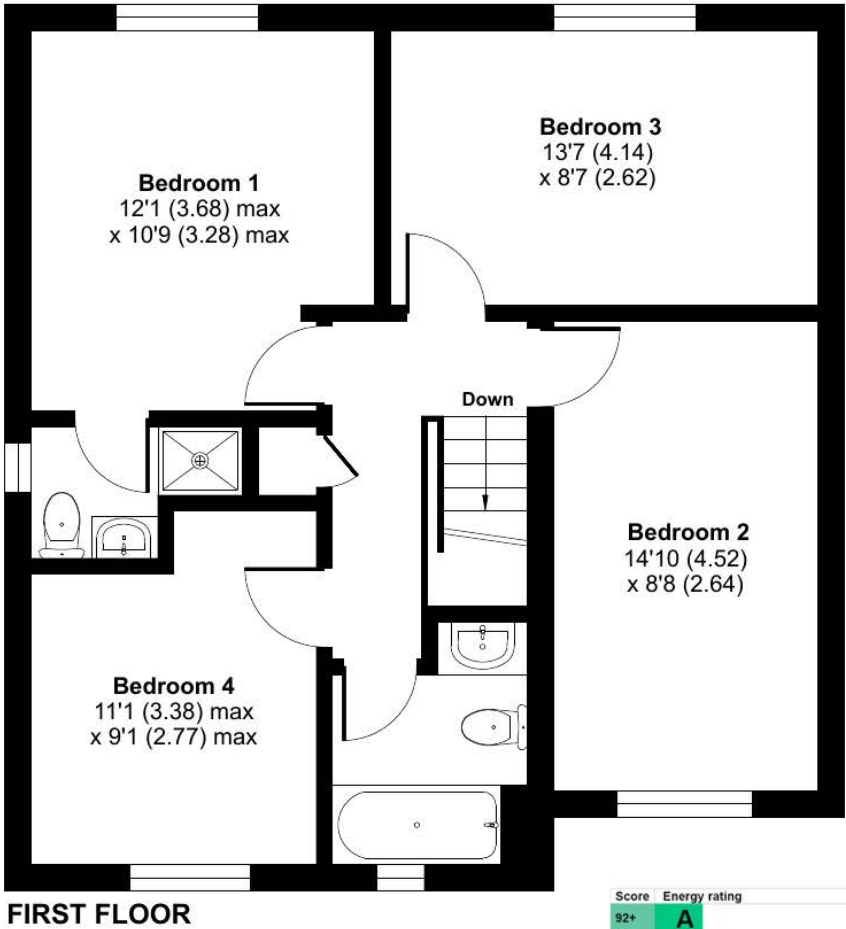
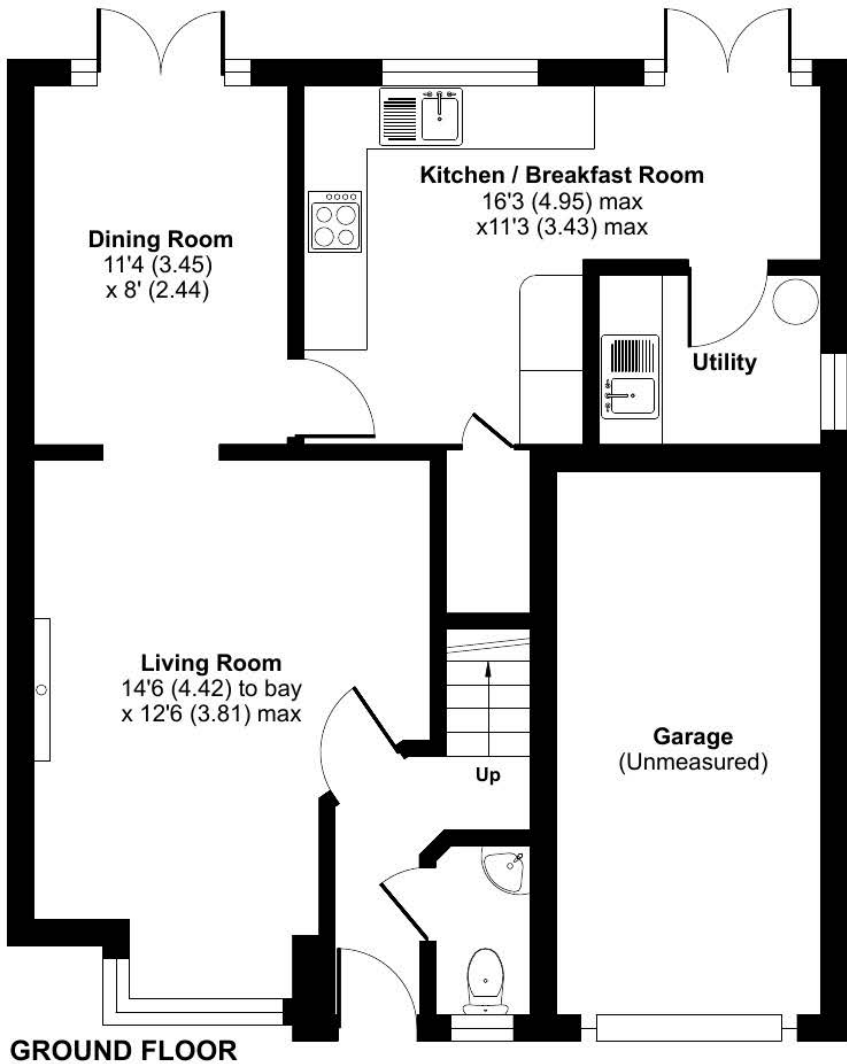
Council Tax - Band E



Poplar Avenue, Wyre Piddle, Pershore, WR10

Approximate Area = 1184 sq ft / 109.9 sq m (excludes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1177205



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