



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

The Old Off Licence, Peopleton, Pershore, Worcestershire. WR10 2EE

£550,000

3 1 2



A most charming and beautifully presented three double bedroom attached character family home, situated in the highly sought after village of Peopleton.

Accommodation briefly comprising: Entrance Hall, downstairs Cloakroom, Study, spacious Sitting Room/Dining Room with stunning Inglenook fireplace and flagstone floor, modern Kitchen and Utility Room with Pantry off. On the first floor: Three double Bedrooms and Family Bathroom.

Outside: To the front is a mature foregarden and to the side is off road parking. To the rear is generous garden comprising of lawned garden area, side patio with pergola and decked area.

LOCATION: The property is located in the sought after village of Peopleton, ideally placed for access to both Worcester, Pershore, motorway links and the Worcestershire Parkway Railway Station. The village benefits from a Village Store and Post Office, Public House, independent Day School and Village Hall, with playing fields/ children's playground. Peopleton also feeds into catchment area of Pershore High School.

Kitchen - 3.58m x 3.58m (11'9" x 11'9")

Utility - 2.82m x 2.57m (9'3" x 8'5" max 4'3" min)

Dining Area - 4.04m x 2.67m (13'3" maximum x 8'9")

Living Area - 5.05m x 4.55m (16'7" max (to rear of inglenook) 13'4" min x 14'11")

Study - 3.07m x 1.85m (10'1" x 6'1")

Bedroom 1 - 4.29m x 3.78m (14'1" x 12'5")

Bedroom 2 - 3.68m x 3.4m (12'1" x 11'2")

Bedroom 3 - 3.66m x 2.31m (12'0" x 7'7")

Bathroom - 3.2m x 2.36m (10'6" x 7'9")





- Charming attached character family home
- 3 Double Bedrooms
- Spacious Sitting Room/ Dining area
- Inglenook fireplace
- Modern Kitchen
- Off road parking
- Generous garden
- Sought after village location
- Popular school catchment
- Council Tax Band: E

