



BARRY CROFT
2 Crown Court | Defford | Worcestershire | WR8 9BE

HUGHES **HS** SEALEY

Welcome to... BARRY CROFT

Welcome to Barry Croft, a two-bedroom detached bungalow located in this small cul-de-sac within this highly sought after village. Offered for sale with no onward chain, the property is at a stage where improvements will be required which we believe to be mainly cosmetic.

Internally the property enjoys a central entrance hall which gives access to all the rooms which include a spacious living/dining room, featuring a central fireplace and French doors that give access to the conservatory.

Further rooms include a fitted kitchen, separate utility room and family shower room. The two bedrooms are located to the front of the property with the main bedroom being a lovely size.

Externally the property benefits from driveway parking allowing off road parking for two cars. The home further benefits from an attached garage with light and power whilst to the rear is an enclosed, low maintenance rear garden.

LOCATION

The charming village of Defford benefits from a local farm shop, Church, two public houses and village hall. Approximately five miles away is the historic town of Upton upon Severn situated on the banks of the River Severn and the market town of Pershore. Both have a good range of shops for everyday needs as well as a Post Office, bank, new medical centre, dental surgery, library and churches. Upton upon Severn has a marina and to date there is an annual point-to-point meeting as well as Jazz, Folk and Blues festivals. The town of Pershore is also only three miles away and caters for primary and secondary education.



There is also easy access to the centres of Worcester, Malvern, Tewkesbury and Evesham. The M5/M50 Motorway Junction is approximately six miles distant bringing the Midlands, the South West and South Wales all within reasonable commuting time. There are further transport communications with two mainline railway stations at Malvern plus one in Pershore and Ledbury with connections to Worcester, Birmingham, London Paddington, Hereford and South Wales.

- A two-bedroom detached bungalow, offered for sale with no onward chain
- Located in a small cul-de-sac within this highly sought after village
- The property is at a stage where improvements and updating is required
- To the front is driveway parking for two cars, leading to the attached single garage
- To the rear is an enclosed, low maintenance garden
- Internally the home enjoys a central entrance hall that leads to all rooms
- Further rooms include living/dining room with French doors to the conservatory
- Fitted kitchen, separate utility and shower room complete the accommodation

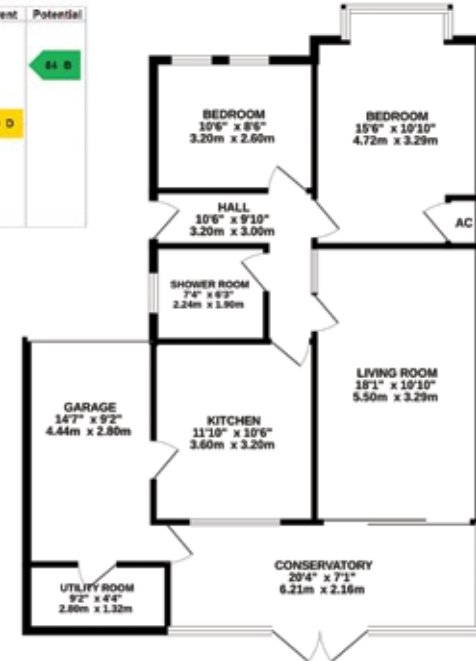
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR8 9BE. Upon arrival into the close, the property can be found to the left hand side as advertised by our For Sale sign.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		64 B
69-80	C		
55-68	D	99 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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