



# Brickyard Lane, Drakes Broughton

Offers in Excess: £400,000

- Detached four- bedroom bungalow (two with en-suite) set within 1.5 acres
- Kitchen with utility area
- Two reception rooms with views over the countryside
- In need of modernisation and upgrading
- Total plot size approx. 1.5 acres
- No upward chain
- \*\*VIEWING AVAILABLE 7 DAYS A WEEK\*\*

Nigel Poole  
& Partners



# Brickyard Lane,

Drakes Broughton

Offers in Excess: £400,000

**\*\*DETACHED PROPERTY WITH FLEXABLE LIVING ACCOMODATION SET WITHIN 1.5 ACRES, SCOPE FOR MODERNISATION, OFFERED WITH NO ONWARD CHAIN\*\*** Entrance Hall; kitchen/utility, bathroom, three ground floor bedrooms and two reception rooms. On the first floor there is a further bedroom with en-suite, separate utility room and attic storage space. The garden is laid to lawn with a patio seating area. Gated driveway for multiple vehicles. Located in the popular village of Drakes Broughton with amenities, easy access to Worcestershire Parkway train station, motorway links and Pershore town centre.

## Front

Gated driveway for multiple vehicles. Laid to lawn with mature planting.

## Entrance Hallway

Doors to the kitchen, reception rooms, bathroom and three bedrooms. Stairs rising to the first floor. Radiator.

## Kitchen/Utility Room 21' 7" x 11' 5" (6.57m x 3.48m)

Double glazed door and window to the rear aspect. Double glazed window to the side aspect. A range of wall and base units surmounted with work top. Stainless steel sink with mixer taps. Integrated electric oven and hob with extractor fan. Space for a fridge freezer. Space and plumbing for a washing machine. Oil fired boiler. Radiator.



## Bathroom 10' 10" x 6' 9" (3.30m x 2.06m) Max

Obscure double glazing to the rear aspect. Hand wash basin, low level w.c and corner bath. Storage cupboard.

## Bedroom Two/Reception Room 11' 11" x 10' 7" (3.63m x 3.22m)

Double glazed window to the rear aspect. Radiator.

## Reception Room 13' 3" x 10' 9" (4.04m x 3.27m)

Double glazed bay window to the side aspect. Fireplace. Radiator.

## Living Room 21' 0" x 15' 10" (6.40m x 4.82m) Max

Double glazed sliding door to the rear aspect. Double glazed window to the side aspect. Fireplace. Radiator.

## Bedroom One 12' 0" x 12' 2" (3.65m x 3.71m)

Double glazed window to the front aspect. Radiator. Door to the en-suite.

## En-suite to Bedroom One 6' 10" x 6' 0" (2.08m x 1.83m)

Obscure double-glazed window to the side aspect. Vanity hand wash basin. Low level w.c. Shower cubicle with electric 'Mira' shower.

## Bedroom Three 12' 7" x 10' 5" (3.83m x 3.17m)

Double glazed window to the front aspect.

## Bedroom Four 10' 8" x 10' 9" (3.25m x 3.27m)

Skylights to the front and side aspect. Radiator. Door to the en-suite.

## En-suite to Bedroom Four 6' 5" x 5' 2" (1.95m x 1.57m)

Skylight to the side aspect. Vanity hand wash basin and low level w.c. Panelled bath.

## First Floor Utility 12' 7" x 5' 6" (3.83m x 1.68m) Min

Skylight to the rear aspect. Wall and base units surmounted with work top. Stainless steel sink and drainer.

## First Floor Store Room 25' 7" x 6' 6" (7.79m x 1.98m)

Double glazed window to the side aspect. Potential to create a bedroom subject to planning regulations.

## Garden

Laid to lawn with patio seating areas and mature planting. Septic tank.



## Tenure: Freehold

## Council Tax Band: E

## Mobile and Broadband Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2AH

## Property information:

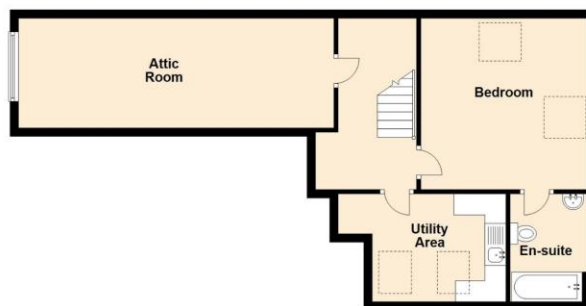
This property experienced subsidence in 1995/96. Full remedial and repair works were carried out under engineering supervision. A full structural appraisal report and certificate was issued in 1997 with no further issues since. The property is currently insured by Santander at a moderate premium. A preference will be made to cash buyers who should make any investigations prior to making an offer.





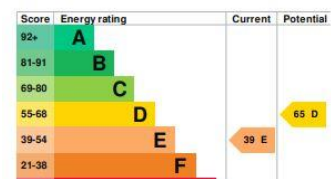


**Ground Floor**  
Approx. 137.5 sq. metres (1479.7 sq. feet)



**First Floor**  
Approx. 59.2 sq. metres (637.5 sq. feet)

Total area: approx. 196.7 sq. metres (2117.2 sq. feet)



**MISREPRESENTATION ACT 1991**

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**N446 Ravensworth 01670 713330**

