



Owletts End, Pinvin

Asking Price: £325,000

- An extended, renovated and refurbished three bedroom semi-detached house
- New electrics, plumbing, heating, kitchen, flooring and decoration throughout
- Lovely open plan lounge/dining/family room with lantern roof light
- Kitchen with integrated appliances
- Rear bedrooms with views over open countryside
- Family bathroom and ground floor w.c.
- South facing rear garden - feels very secluded
- Block paved drive with ample off road parking

**Nigel Poole
& Partners**

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Pinvin

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****AN EXTENDED AND FULLY RENOVATED/REFURBISHED, THREE BEDROOM SEMI-DETACHED HOME IN A TRANQUIL VILLAGE LOCATION**** Finished to a high standard this property now has a lovely open plan lounge, dining/family room; kitchen fitted with midnight blue and cream units, wooden block work surfaces and extensive integrated appliances; three bedrooms (two with views over surrounding open countryside), family bathroom and ground floor w.c. The south facing rear garden feels very secluded and has a patio seating area and gated side access. Block paved drive provides ample off road parking. Idyllic village location in a quiet 'no through' road. Offered for sale with NO ONWARD CHAIN.

Front

A block paved drive provides ample off road parking and leads to the entrance porch.

Entrance Porch

Double glazed composite entrance door. Wood effect flooring. Door into entrance hall.

Entrance Hall

Stairs rising to the first floor. Wood effect flooring. Radiator. Ceiling down lights and smoke detector. Doors into kitchen, lounge and w.c.

Lounge 12' 4" x 11' 2" (3.76m x 3.40m)

Wood effect flooring. Radiator. Archway into family/dining room.

Family/Dining Room 19' 8" x 10' 7" (5.99m x 3.22m)

Lantern sky light, double glazed panoramic window and French doors into the garden. Two radiators. Aerial point to allow for a wall mounted television. Wood effect flooring. Ceiling down lights. USB socket. Archway into lounge area and open plan into kitchen.



Kitchen 18' 3" x 8' 9" (5.56m x 2.66m)

Double glazed window to the front aspect. Obscure double glazed door to the side. Fitted with a range of midnight blue and cream units surmounted by oiled wooden block work surface. Stainless steel sink and drainer with mixer tap. Integrated appliances including: Oven, four ring induction hob with extractor, fridge freezer, dishwasher and washing machine. Cupboard housing Worcester gas-fired combination boiler. Wood effect flooring. Ceiling down lights and smoke detector. USB socket. Radiator. Open plan into dining/family room and door into entrance hall.



Landing

Obscure double glazed window to the front aspect. Airing / storage cupboard. Access into loft (which is insulated). Radiator. Ceiling down lights and smoke detector.

Bedroom One 11' 7" x 8' 7" max (3.53m x 2.61m)

Double glazed window to the rear aspect with views over open countryside. Radiator. Ceiling down lights. UBS socket.

23 High Street, Pershore WR10 1AA

Bedroom Two 9' 8" x 8' 3" (2.94m x 2.51m)

Double glazed window to the rear aspect - also with views over open countryside. Radiator. USB socket. Ceiling down lights.

Bedroom Three 9' 7" x 6' 6" (2.92m x 1.98m)

Double glazed window to the front aspect. Radiator. USB socket. Ceiling down lights.

Bathroom 8' 0" x 6' 0" (2.44m x 1.83m)

Obscure double glazed window to the front aspect. Four piece suite with wall shower panels: Panelled bath with mixer tap; corner shower cubicle with mains fed shower; vanity wash hand basin with tiled splash backs. Low level w.c. Ceiling down lights and extractor fan. Ladder/towel radiator.



W.C.

Vanity wash hand basin with tiled splash backs. Low level w.c. Radiator. Wood effect flooring. Ceiling down lights and extractor.

South Facing Rear Garden

Enclosed by fencing and hedging with gated side access. Patio seating area with sleeper steps up to lawn.

Additional Information

This property has been extended and completely renovated by local building company Spectrum Developments Worcester Ltd. A family owned and managed company which prides itself on attention to detail and quality fixtures and fittings. The property has a single storey extension to the rear with lantern roof light, re-configured staircase to make better use of entrance hall space (where there is now a w.c.) and landing space. It has been re-wired with new electricity consumer unit, had new plumbing, Worcester gas boiler and radiators. Re-fitted kitchen with integrated appliances. New four piece bathroom suite. New flooring and redecoration throughout. A patio has been laid in the back garden and the drive has been block paved.

Potential purchasers should be aware that there is plot next door with planning permission for a four-bedroom detached dwelling to be erected. This will be constructed by same developer that has renovated this property - Spectrum Developments Worcester Ltd.

Nigel Poole has a financial interest in the sale of this property.

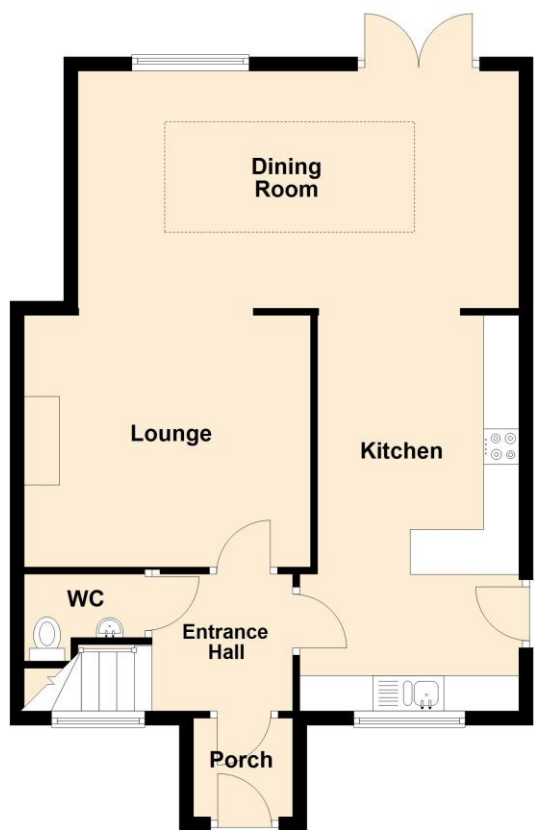


Tenure: Freehold with Possessory Title

Council Tax Band: B (currently)

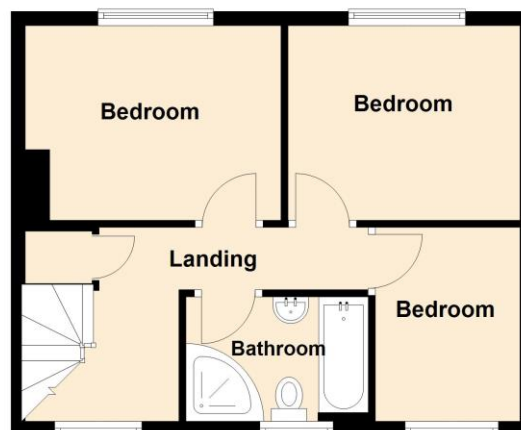
Mobile & Broadband Information

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 2EX



Ground Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.5 sq. feet)

Total area: approx. 102.0 sq. metres (1097.6 sq. feet)

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person including VAT and is non refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid and checks completed in advance of the issuing of a memorandum of sale.

MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

