



ESTATE AGENTS

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17 Holloway,
Pershore,
Worcestershire.
WR10 1HW

For Sale

Price £569,950



SITUATED IN POPULAR RESIDENTIAL AREA, A DETACHED FIVE BEDROOM FAMILY HOME SET IN GOOD SIZED PLOT, AMPLE FRONTAGE AND LARGE GARDEN. WALKING DISTANCE TO THE TOWN CENTRE AND AMENITIES.

Entrance Porch, Reception Hall, Lounge, Extended Kitchen, Dining Room, Garden Room, Utility Room, Cloakroom, Integral Garage, Five Bedrooms, One En-Suite, Family Bathroom, Large Landscaped Garden with Summerhouse, Enclosed Vegetable Garden with Greenhouses.

Council Tax Band: E, EPC: C (71)

Residential Sales Particulars

17 Holloway, Pershore, South Worcestershire. WR10 HW

Situation

Situated in Holloway being a popular residential part of Pershore because of its location to town giving easy access to educational facilities and connectivity to other main centres. Number seventeen is an extended detached family home in a very good-sized plot with ample frontage and off-parking together with large garden with division for vegetable area and connected to both power and mains water laid on and also benefitting from a large summerhouse which has many uses and is also on mains electricity and water and has a wood burning stove fitted.

The family house flows with good sized rooms having front lounge with bay window, extended kitchen/breakfast room, open-plan dining room and a garden room overlooking the rear south facing garden. There is useful separate utility room and cloakroom and internal access to the garage. On the first floor there are three principal bedrooms with one en-suite, a single bedroom/study and a family bathroom suite. Further internal stairway leads up to converted attic with good storage and Velux roof light windows to the south elevation.

There is no on-going chain on the purchase of this property and viewings are highly recommended by the local sole agent who will accompany all viewings.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

17 Holloway, Pershore, South Worcestershire. WR10 HW

Property Comprises

Recessed porch with sensor light to solid timber front door with colour glazed leaded panel and leaded side panels. Brass furnishings.

Reception Hall with Karndean style floor covering, double panelled radiator (TRV), ceiling light and under stair storage cupboard with light and shelf. Door chime, BT Openreach socket and walk-in cloaks cupboard with panelled radiator, coat hooks on rails and further hanging rail plus high-level shelf, light point.

Lounge measuring approximately 16'5" x 12'5" (5.0m x 3.78m) into double glazed front bay window having dual fuel burning stove inset to open fireplace with slate hearth and mantle shelf over. Panelled radiator (TRV), ample multi socket power points, TV aerial socket, ceiling light and high-level display shelf.



From the hall there is door into

Extended Kitchen/Breakfast Room measuring approximately 16'0" x 10'0" (4.88m x 3.05m) with range of fitted kitchen units comprising drawers and storage cupboards under, breakfast bar with base level storage cupboards. Ample worktop surfaces, 5-burner stainless steel range cooker with extractor hood over. Ceramic tiled surrounds, ample multi socket power points, plumbing for dishwasher and wall mounted storage cupboards. Rear elevation double glazed window. One and a half bowl stainless steel sink unit with mixer tap. Ceiling lights and ceramic floor covering. Space for upright fitted fridge/freezer having storage and shelving surround. Panelled radiator (TRV).

17 Holloway, Pershore, South Worcestershire. WR10 HW



**Extended
Kitchen/Breakfast
Room**



**Open Plan Dining
Room**

measuring approximately 13'8" x 7'8" (4.17m x 2.34m) with panelled radiator (TRV), inset ceiling lights and multi socket power points with USB chargers. Double-glazed Tri-fold doors open into

17 Holloway, Pershore, South Worcestershire. WR10 HW

Garden Room/Conservatory measuring overall approximately 10'5" x 16'0" (2.31m x 1.91m) with attractive bay window and further double-glazed doors leading into south facing garden. There is ceramic tiled floor covering and multi socket power points. Insulated roof covering with central light point, wall mounted TV aerial socket and ample power points.



Off the kitchen there is

Utility Room measuring approximately 7'7" x 6'3" (2.31m x 1.91m) with fitted worktop surfaces, single drainer stainless sink unit with mixer tap having storage cupboards under. Plumbing for automatic washing machine and space for tumble dryer. Wall mounted storage cupboards, ample multi socket power points, ceiling lights and upright modern panelled radiator (TRV). Side elevation opaque double-glazed window. Rear access stable door with cat flap into garden and further door into



17 Holloway, Pershore, South Worcestershire. WR10 HW

Cloakroom comprising wall mounted handwash basin with tiled splash back. Chrome accessories, panelled radiator and low flush WC. Shelving and ceiling light, ceramic floor covering and opaque glazed side window.

From the reception hall, stairway leads up to

First Floor Landing with banister rail, display shelf and dado rail. Enclosed panelled radiator with shelving over, ceiling light and doors off to



Bedroom One measuring approximately 12'4" x 12'10" (3.76m x 3.91m) into double-glazed bay window, pendant light, pull cord switch, multi socket power points and panelled radiator (TRV).

Bedroom Two measuring approximately 9'4" x 12'2" (2.84m x 3.71m) with built-in wardrobe cupboards and rear elevation double glazed window, pendant light and power points. Panelled radiator (TRV).

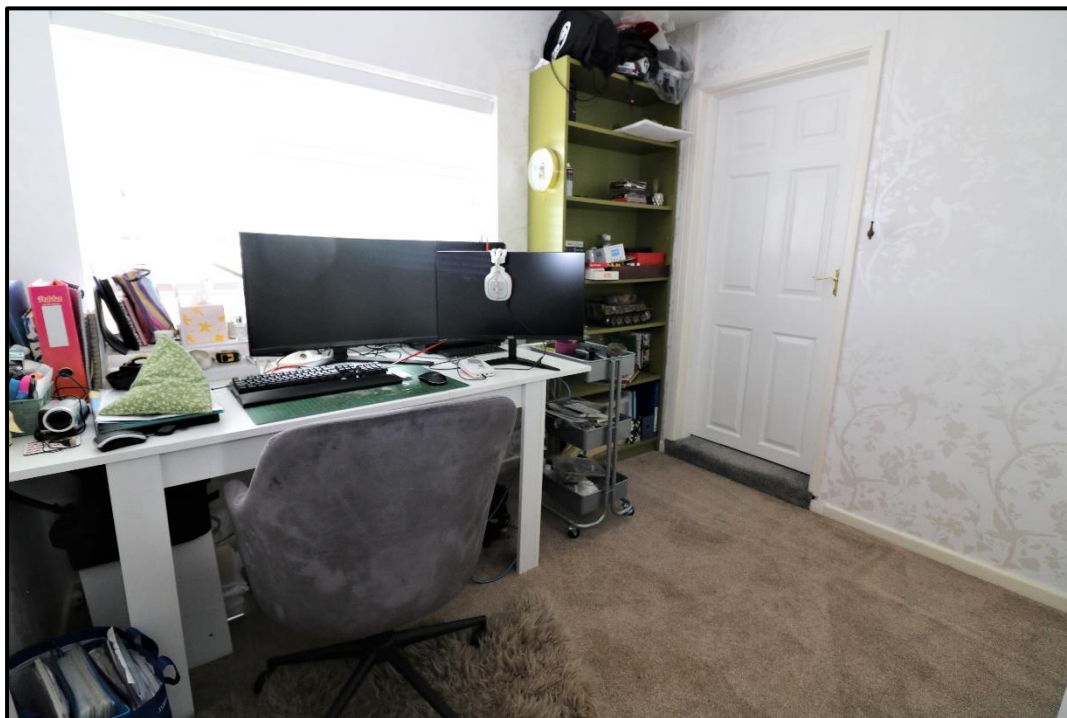


17 Holloway, Pershore, South Worcestershire. WR10 HW

Bedroom Three/Study measuring approximately 8'8" x 8'4" (2.64m x 2.54m) with front elevation double glazed window having venetian blind and panelled radiator (TRV). Light and power points, pull cord switch. Further internal door leads into extension.



Bedroom Four (over the garage) measuring approximately 7'8" x 16'7" (2.34m x 5.05m) with front elevation double glazed window, pendant lights, power points and TV aerial socket. BT socket, double panelled radiator (TRV) and shelving.



17 Holloway, Pershore, South Worcestershire. WR10 HW

En-Suite Shower Room comprising low flush WC, corner shower cubicle with sliding doors, plumbed in shower/spa, pedestal handwash basin with ceramic tiled splash back and glazed shelf over. Mirror fronted cabinet, upright towel rail/radiator, rear elevation opaque double-glazed window with blind and cushion floor covering.



Family Bathroom measuring approximately 7'8" x 10'8" (2.34m x 3.25m) having rear elevation opaque double-glazed window, large, panelled bath, upright towel rail/radiator. Walk-in shower cubicle with sliding glazed door, plumbed in shower with shower heads and manual temperature control. Pedestal handwash basin and low flush WC. Glazed shelf and mirror over, panelled radiator and glazed fronted cabinet. Coved ceiling, light point with pull cord switch, cushion floor covering.



17 Holloway, Pershore, South Worcestershire. WR10 HW

From the first-floor landing there is enclosed stairway which leads up to

Attic Conversion measuring overall approximately 13'0" x 12'3" (3.96m x 3.73m) to eave height with Velux roof light windows having blinds. Eaves storage cupboards, inset ceiling lights, built in wardrobe cupboard and multi socket power points.



Outside the Property

Integral Garage measuring approximately 17'2" x 8'2" (5.23m x 2.49m) with oak garage doors with security locks. Connected to light and power and having side elevation leaded double-glazed windows. High level consumer unit.

To the front of the property there is gravelled frontage creating off-road parking, mains water tap. Gated pedestrian side access and a log store.

To the rear of the property this large garden is south facing and has been planned with slate paved rear patio having sun canopy and raised borders, outside tap and power point. There are rose beds and central brick paved walkway with lawn to either side and stocked borders. Timber pergola with climbing roses, power and mains tap, slate chippings to barbecue area. This area of the garden from the house measures approximately 35' x 70' (10.67m x 21.34m).



Timber Summerhouse measuring internally approximately 11'5" x 13'7" (3.48m x 4.14m) with wood burning stove, light and power connected. A useful multi-purpose building.

17 Holloway, Pershore, South Worcestershire. WR10 HW

This garden is divided by close boarded fencing (50' x 30') (15.24m x 9.14m) and gate into vegetable garden, further water and power supply. There are two metal greenhouses (8'0" x 12'0") (2.44m x 3.66m) and (8'0" x 8'0") (2.44m x 2.44m) with glazed panels.



17 Holloway, Pershore, South Worcestershire. WR10 HW



Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

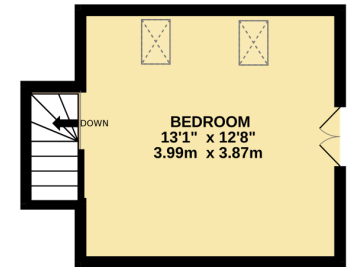
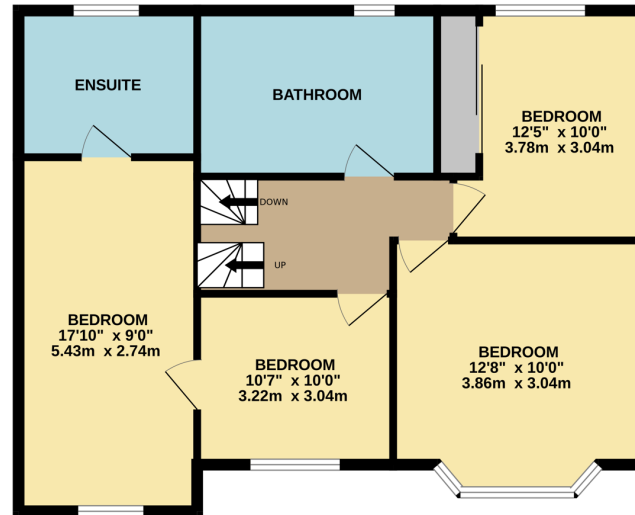
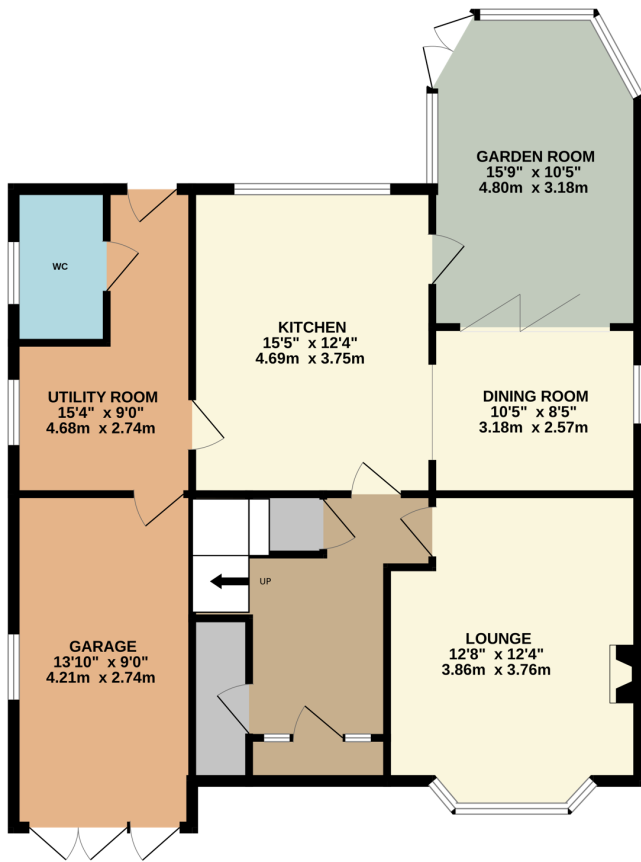
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: Band E

GROUND FLOOR
1050 sq.ft. (97.6 sq.m.) approx.

1ST FLOOR
752 sq.ft. (69.8 sq.m.) approx.

2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1984 sq.ft. (184.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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