

14 & 16 Broad Street,
Persore, Worcestershire
WR10 1AY



Telephone: 01386 555368

ESTATE AGENTS

3 Parkwood,
Elmley Castle,
Worcestershire.
WR10 3HT

For Sale

Price £660,000



SITUATED WITHIN THIS POPULAR MATURE RESIDENTIAL DEVELOPMENT, AN EXTENDED AND GREATLY IMPROVED DETACHED FOUR BEDROOM VILLAGE PROPERTY HAVING SOUTH FACING REAR GARDEN, DOUBLE GARAGE AND FRONT DRIVEWAY.

Canopied Entrance, Entrance Porch, Cloakroom, Open Plan Kitchen/Dining Room, Sitting Room, Large Garden Room, Master Bedroom with En-Suite, Three Further Bedrooms, Bathroom, Double Garage and Garden Stores, Summerhouse, Pleasant Rear Garden.

Council Tax Band: F, EPC: E (48)

Residential Sales Particulars

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

Email: residential@bomfordandcoffey.co.uk

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Situation

Parkwood is a residential development established in 1972, in the grounds of the original Parkwood House. Set within a Conservation Area of Outstanding Natural Beauty and near to the picturesque village church.

This detached property has been the subject of much improvement and updating now offering open plan kitchen/dining room together with extended storage and access to a covered way and double garage. There is the addition of the large garden room to the rear and a comfortable sitting room to the front of the house. There are four good-sized bedrooms with one en-suite and a family bathroom. The property is very well presented. There is oil central heating and a south facing garden.

Elmley Castle is an attractive, historic village, with black and white cottages and more modern period houses lining the street. The village has a lovely church and there are scenic walks from the main street up Hill Lane onto Bredon Hill, with its hill forts and early settlements. There is also a thriving village hall that runs weekly clubs and classes such as a toddler group, cubs and Pilates, along with a visiting post office. The village supports a first school and has an active cricket club on the village green, with a good team, well supported! There is a local public house which has a cosy restaurant and good ales. Elmley is in the catchment area for Prince Henry's High School Evesham which is approximately five miles distant. Evesham has a mainline railway station to London Paddington and there are excellent supermarket facilities including Waitrose. Broadway is approximately eight miles distant, which is the gateway to the Cotswolds. The market town of Pershore is approximately four miles distant where local facilities can be found. Significant centres for connectivity are the M5 Junction 7 at Worcester (12 miles), Stratford Upon Avon (23 miles) and Cheltenham Spa (20 miles).

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.

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Property Comprises of

Recessed Canopied Entrance with sensor light, exterior power point, door chime and UPVC front door with brass furnishings into

Entrance Hallway with Karndean floor covering, panelled radiator and inset ceiling lights and power points. Oak door into



Cloakroom with low flush WC, pedestal handwash basin and partial tiled surrounds. Panelled radiator, ceiling light, glazed shelf and opaque glazed window with blind.

From the hallway there is further oak door into

Open Plan Kitchen/Dining Room measuring overall approximately 25'2" x 17'2" (7.67m x 5.23m).

Dining Room measuring approximately 17'2" x 15'7" (5.23m x 4.75m) with continuation of Karndean floor covering throughout, multi-socket power points, panelled radiators, useful under stair storage cupboard with coat hooks. Inset ceiling lights and BT point.



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Kitchen

measuring approximately 9'5" x 10'6" (2.87m x 3.2m) with range of fitted kitchen units comprising central island with worktop surface, drawers and power points. Further worktop surfaces with storage cupboards under. Induction hob and electric oven with extractor hood over. One and a half bowl single drainer sink unit with boiling water tap. Dual aspect windows and inset ceiling lights, pendant light. Further open plan larder storage cupboards, panelled radiator and high-level window. Consumer unit, enclosed hot water tank and storage. Rear access door to side passage. Integrated dishwasher and base level fridge.

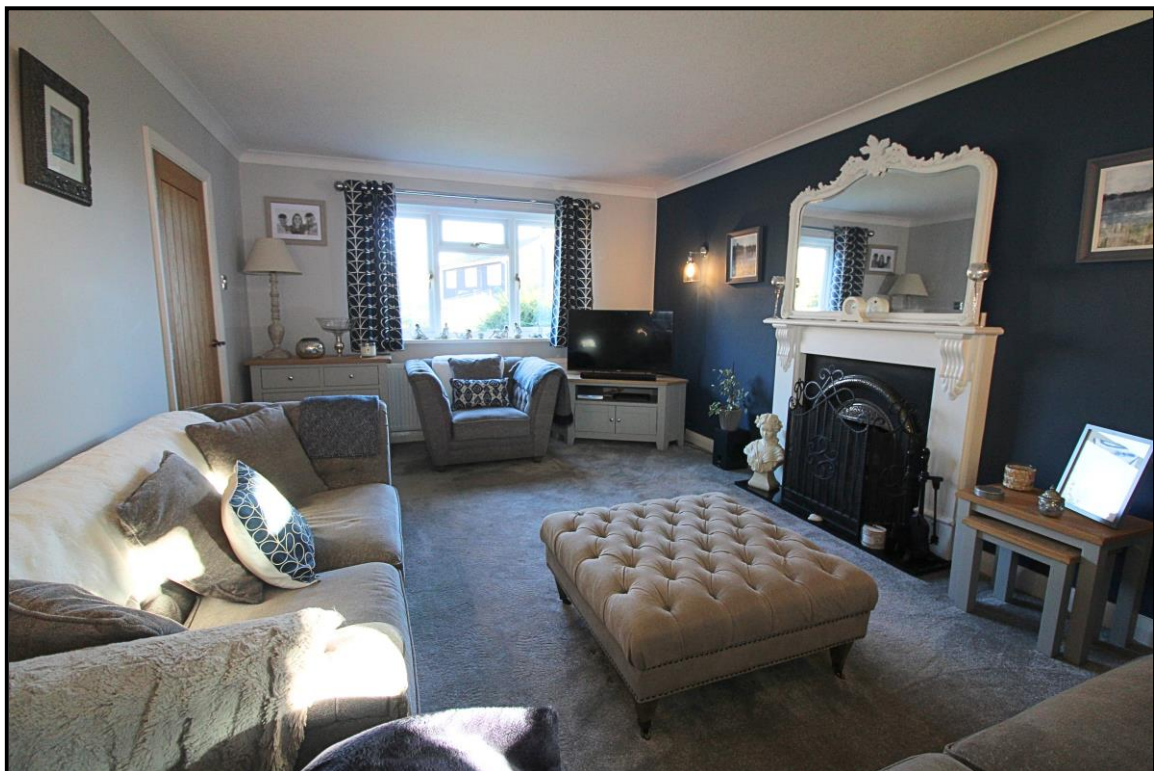


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Garden Room measuring approximately 23'0" x 10'5" (7.01m x 3.18m) with Karndean floor covering, UPVC double glazed panelled windows having roman blinds and double doors leading into the garden. Inset ceiling lights, multi-socket power points and TV aerial socket.



Sitting Room measuring approximately 11'10" x 17'3" (3.61m x 5.26m) with attractive Victorian style fireplace having moulded surround and ceramic hearth. Front elevation window and rear elevation patio door with side glazed panel into the garden room. Panelled radiators, TV aerial point and BT point. Coved ceiling and wall light points.



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Stairs from dining room lead up to landing with balustrading and front elevation window with blind. Ceiling light point, panelled radiator and access hatch to roof void.

Bedroom One measuring approximately 13'1" x 10'8" (3.99m x 3.25m) with rear elevation window and blind. Built in double fronted wardrobe cupboards. Panelled radiator, power points and wall light points.



En-Suite Bathroom with panelled bath having glazed shower screen and plumbed in shower. Pedestal handwash basin and low flush WC. Ceramic floor covering and tiled surrounds. Upright panelled radiator, high level window with blind. Wall mirror, glazed shelf and inset ceiling lights.



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Bedroom Two measuring approximately 12'1" x 9'5" (3.68m x 2.87m) with panelled radiator, rear elevation window and blind. Built in wardrobe cupboards, high level shelf and ceiling light.



Bedroom Three measuring approximately 12'1" max. x 7'4" (3.68m x 2.24m) with front elevation window and blind. Panelled radiator, laminated floor covering, power points, coved ceiling and inset ceiling lights.



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Bedroom Four measuring approximately 7'9" x 9'4" max. (2.36m x 2.84m) with rear elevation window. Panelled radiator, coved ceiling and inset ceiling lights. Timber floor covering, TV aerial point, power points. Built in wardrobe cupboard.



Bathroom with panelled bath having electric shower over (Mira). Upright panelled radiator, ceramic tiled surrounds and pull cord light switch. Pedestal handwash basin, low flush WC, shaver point and wall mirror. High level window with roller blind, ceiling light point.



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Outside the Property

From the kitchen area there is side door into enclosed passage from front to rear with meter point and courtesy door into garage.

Garage

measuring approximately 17'0" x 17'0" (5.18m x 5.18m) with single up and over automatic door, light and power connected. Space for storage ie. fridge/freezer. Plumbing for automatic washing machine. Space for tumble drier. Side elevation window. Coat rail with hooks.

Gardens

To the rear there is outside boiler room and useful garden store buildings attached to the rear of the garage.

Rear Garden

The south facing rear garden has alfresco patio sitting area being paved with retaining wall and step up to raised rear lawn with summerhouse. There are mature borders, further lawn with paved walkway adjacent to the rear of the property. Flint gravelled recreation area, all enclosed by panelled fencing. There are sensor lights, exterior power points and an outside tap.

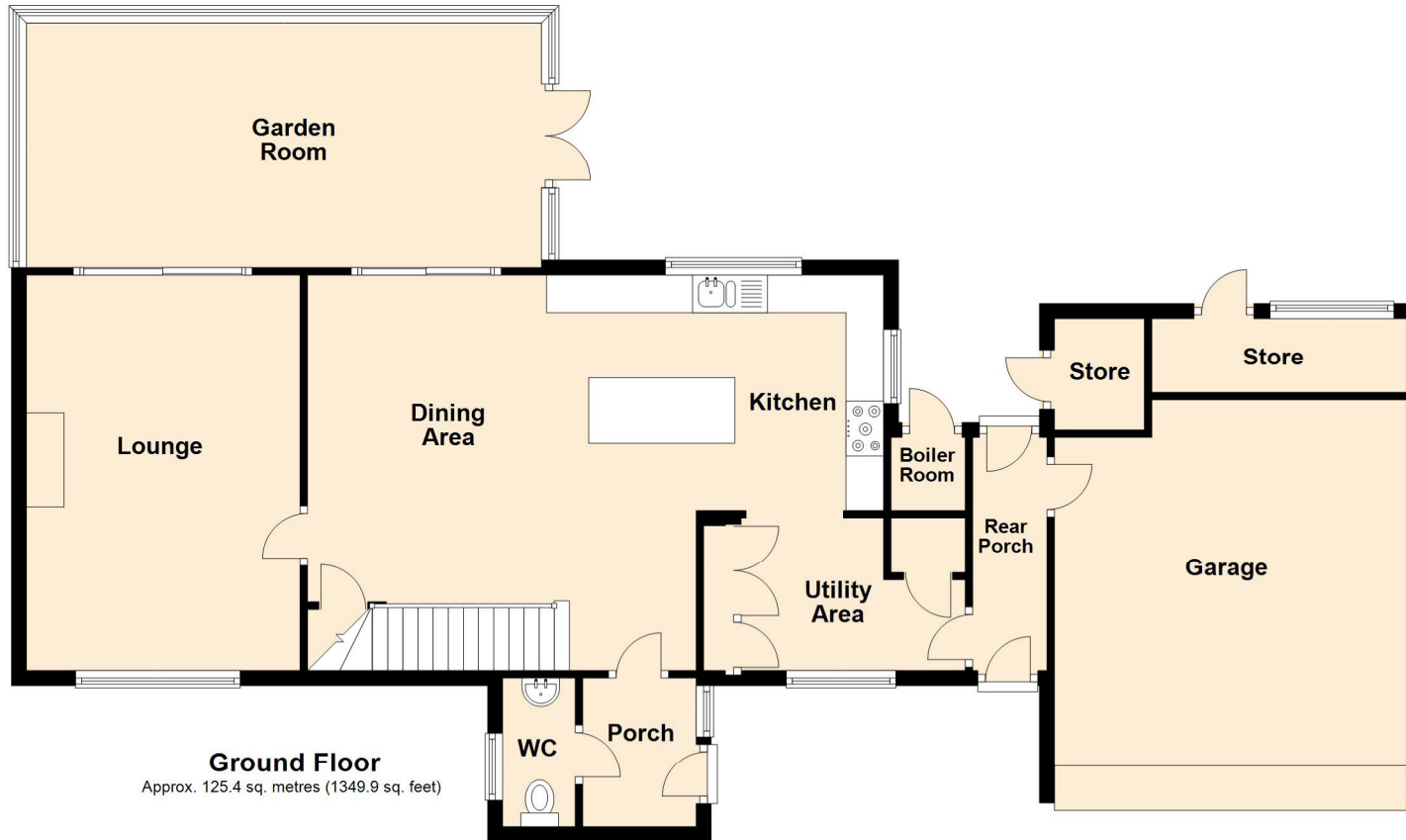
To the front of the property there is lawned area and border, security lighting and further exterior power points. Front driveway providing off-road parking in front of the double garage.



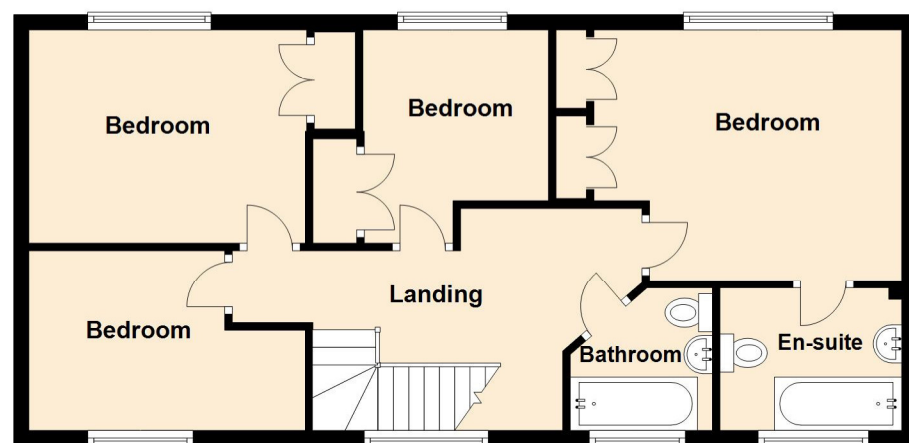
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- Services:** Mains electricity, water and drainage are connected to this property. There is oil-fired central heating. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these 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 F



Ground Floor
Approx. 125.4 sq. metres (1349.9 sq. feet)



First Floor
Approx. 60.8 sq. metres (654.7 sq. feet)

Total area: approx. 186.2 sq. metres (2004.6 sq. feet)