

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



Telephone: 01386 555368

ESTATE AGENTS

3 Krier Fields
Persore
WR10 1RP

For Sale

Offers over £399.950



**A WELL POSITIONED DETACHED FOUR BEDROOM FAMILY HOME
SET IN POPULAR RESIDENTIAL AREA WITH OPEN FRONTAGE
DETACHED GARAGE AND PLEASANT REAR GARDEN**

**Canopied Entrance, Reception Hall, lounge, Separate Dining Rooms,
Kitchen/Breakfast Room, Utility Room, Cloak Room, Bedroom One With
En-Suite, Three Further Good Sized Bedrooms, Family Bathroom, Garage,
Garden And Off-Road Parking
No ongoing chain**

Council Tax: E, EPC: B (84)

Residential Sales Particulars

3, Krier Fields, Pershore, South Worcestershire WR10 1RP

Situation

Number 3 Krier Fields, is situated within this popular residential development having open frontage across to open land towards Station Road. The property is detached and is well planned with good sized rooms having reception hall and door off to the lounge and a separate dining room, the fitted kitchen is open planned to a breakfast area and there is utility room and a cloak room. On the first floor there is good, sized landing with four bedrooms, one En-suite and a family bathroom. Outside the property there is southwest facing rear garden with patio and al fresco space. There is detached garage and side gated access into the garden. Off road parking to the front next to the property. Number 3 is close to educational facilities and within walking distance of Pershore Town.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together 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 five 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.

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Property Comprises

Canopied Entrance with secure front door having security lock and chain together with spy-hole into

Reception Hallway with pendant light, panelled radiator and Open Reach BT socket. Multi socket power points and laminated floor covering, wall mounted thermostatic control. Doors off to

Lounge measuring approximately 10'7" x 13'2" (3.22m x 4.01m) with front elevation double glazed window, multi socket power points, panelled radiator, and TV aerial socket. BT point.



Separate Dining Room measuring approximately 10'9" x 9'9" (3.27m x 2.97m) with dual aspect front elevation windows, panelled radiator and pendant light. Multi socket power points, BT full fibre point and wall mounted TV aerial socket, ample power points.



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Kitchen / Breakfast Room measuring overall approximately 20'3" x 9'6" (6.17m x 2.89m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Built-in dishwasher, fitted fridge and freezer. 4-burner gas hob top with stainless steel splashback and extractor hood over, oven and grill under. Wall mounted storage cupboards, ample multi socket power points, single drainer one and a half bowl sink unit with mixer tap. Rear elevation window with roman blind. Double panelled radiator, breakfast area suitable for good sized table. Ceiling light and inset ceiling lights. Fully glazed double doors to garden, laminated floor covering. door into



Utility Room measuring approximately 5'2" x 6'2" (1.57m x 1.88m) with fitted work top surface and storage cupboard under, laminated floor covering. Wall mounted consumer unit and multi socket power points. Space for tumble dryer and space for washing machine, Logic gas central heating boiler, panelled radiator and pendant light.



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Cloak Room with pedestal hand wash basin, part mosaic tiled splashback, ceiling light and panelled radiator. Low flush WC and opaque glazed window.



From the utility room there is half panelled glazed door into the garden.

Stairway from reception hallway leads up to first floor with side elevation window, banister rail and balustrading

Landing with pedant light, multi socket power point, linen storage cupboard and access hatch to roof void.

Bedroom One measuring approximately 12'8" x 11'4" (3.86m x 3.45m) with rear elevation double glazed window, panelled radiator, pendant light and power points.



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En Suite Shower Room with pedestal hand wash basin, low flush WC and opaque glazed window with roman blind. Cubicle shower with glazed door, ceramic tiled surrounds, plumbed in shower with shower head on wall bracket. Extractor fan, ceiling light and panelled radiator



Bedroom Two measuring approximately 8'6" x 11'8" (2.59m x 3.55m) with pendant light, power points and panelled radiator. Front elevation double glazed window with views



Bedroom Three measuring approximately 9' x 9'8" (2.74m x 2.94m) with front elevation double glazed window (further views), panelled radiator, pendant light and power points.



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Bedroom Four measuring approximately 8'3" x 7'7" (2.51m x 2.31m) with front elevation double glazed window, panelled radiator, pendant light and power points.



Family Bathroom comprising panelled bath, glazed shower screen and Mira electric shower with shower head on wall bracket, ceramic tiled surrounds. Low flush WC, pedestal hand wash basin with tiled splashback and extractor fan. Panelled radiator, ceiling light point and opaque glazed window.



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Outside the Property

To the front there is tarmacadam driveway providing off-road parking. There is front garden with central paved walkway and lawned areas with borders.



Detached Garage measuring approximately 19'4" x 9'9", (5.89m x 2.97m) being connected to power having light and multi socket power points, up and over door.

To the rear of the property there is pedestrian gated access adjacent to the garage, outside light, and mains water tap, stone paved patio, sculptured lawn, slate borders. BBQ area with outside lights behind the detached garage. The garden is enclosed by close boarded fencing.

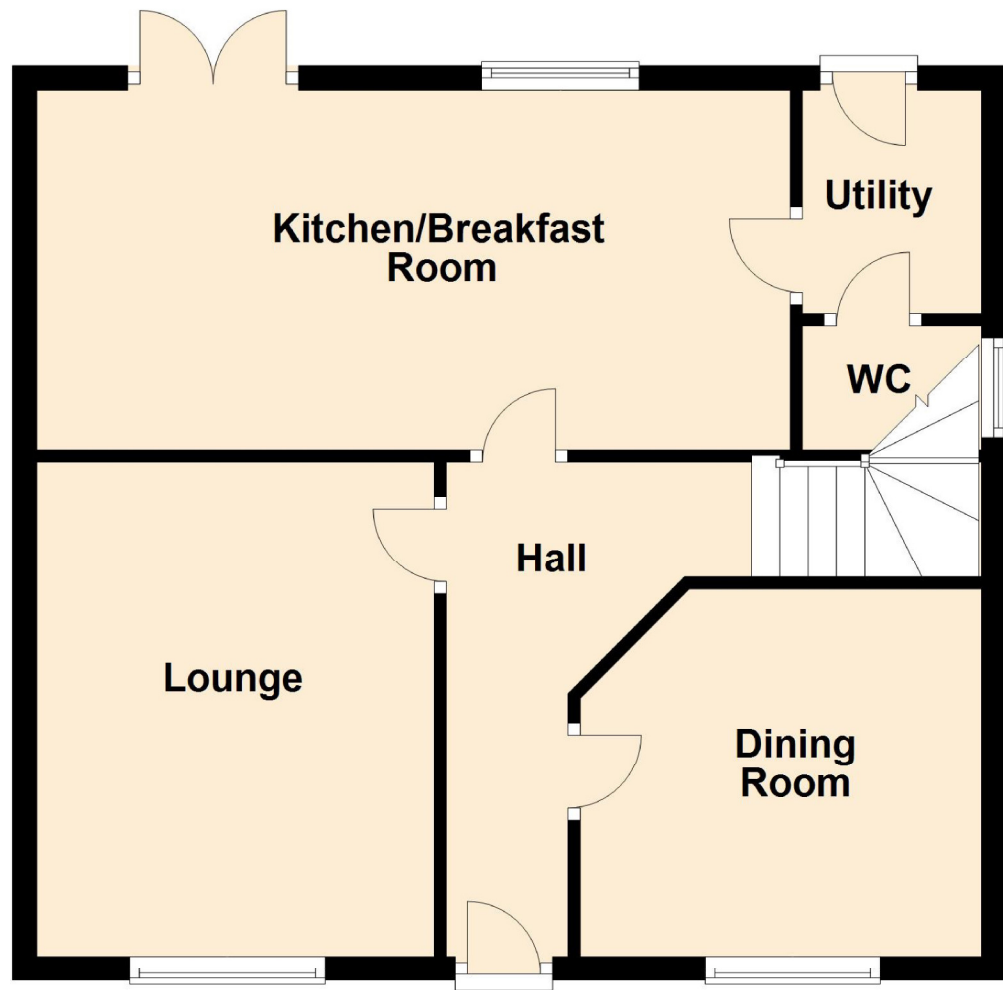
Services All mains' services are connected to this property. There is gas central heating. Telephones and extension points are subject to BT transfer regulations.

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

Tenure: The property is freehold.

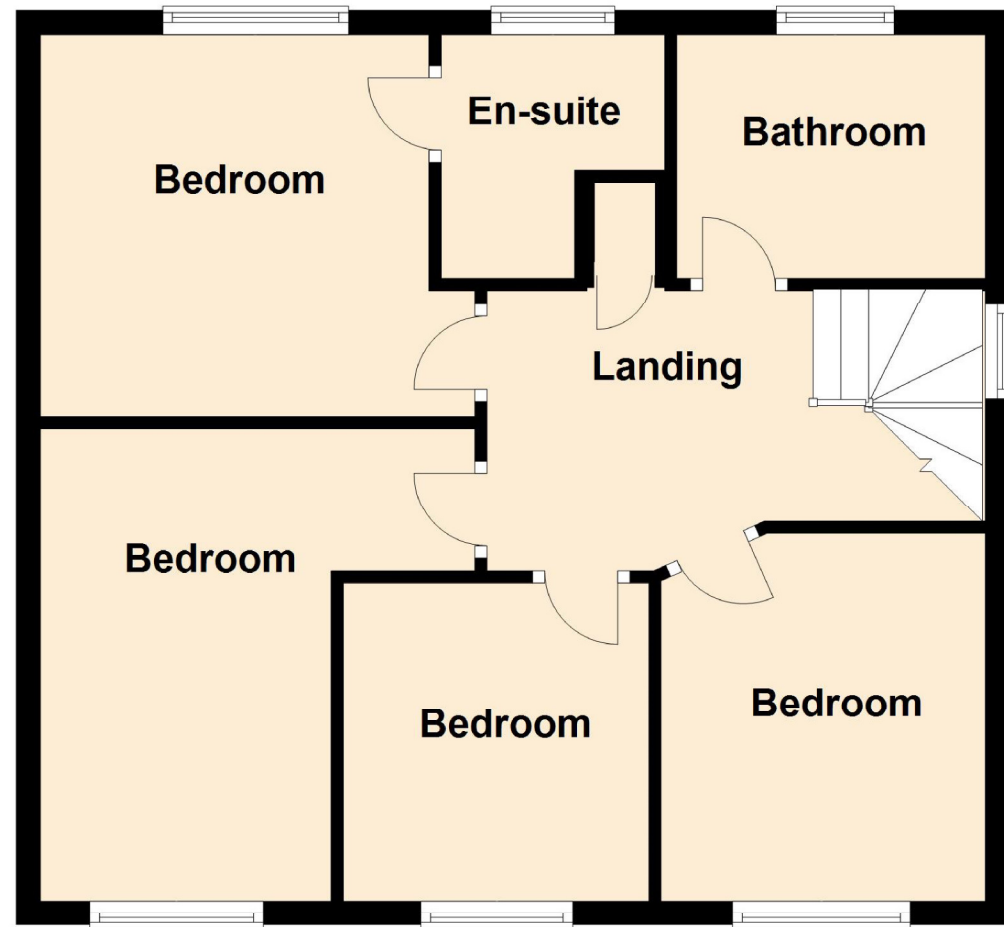
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: **Band E**



Ground Floor

Approx. 55.1 sq. metres (593.0 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.0 sq. feet)

Total area: approx. 110.2 sq. metres (1186.0 sq. feet)