

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



ESTATE AGENTS

Telephone: 01386 555368

Ranian,
Cotheridge Lane,
Eckington
WR10 3BA

For Sale

Price £389,950



A PERIOD DESIGN TO A MODERN SEMI DETACHED HOUSE BUILT IN 2017 SITUATED CONVENIENTLY WITHIN THIS VILLAGE AND CLOSE TO AMENITIES WITH COTTAGE GARDENS AND OFF ROAD PARKING

Entrance Hallway, Cloakroom, Open Plan Kitchen, Dining Room And Living Room, Two Double Bedrooms And A Bathroom On The First Floor, Master Bedroom With En-Suite On The Second Floor, Attractive Walled Front Garden, Terraced Rear Garden With Summer House/Office, Two Allocated Parking Spaces, Air Source Heating.

Council Tax C, EPC:B(81)

Residential Sales Particulars

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Situation

Ranian has a classic period design of an Edwardian property on the outside but is a modern open planned property on the inside incorporating some of the latest technology in heat saving and insulation. The property is alarmed and has underfloor heating on the ground floor and light oak doors throughout the floors. This property is all electric and has the latest BT fibre point. There is an En-suite to the main bedroom on the top floor, one of three good sized bedrooms and a full bathroom on the first floor. There is also space for a work station on the first floor landing together with the garden timber summer house which has light and power for the use as an office. This quality property needs to be viewed to appreciate the internal features.

The village of Eckington is a popular rural setting with walks down to the river and up on Bredon Hill, there is villages stores and C Of E Church, an active neighbourhood together with recreation ground and two public houses and a ladies hairdressing salon. There is easy access to both Pershore and Tewksbury and in the educational catchment of Pershore and Evesham.

The M5 motorway junction 9 at Tewkesbury and junction 8 at Worcester travelling north. There is railway station main line at Ashchurch and the spa town of Cheltenham is approximately 10 miles distant.

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

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good 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

Enclosed front garden with brick paved walkway to the front door with

Entrance with yellow front door having patterned opaque panels and security lock into

Hallway with pendant light, underfloor heating, ceramic floor covering, consumer unit and meter point. Multi socket power and USB points, stairway leading to first floor and doors off to



Cloak Room with concealed unit low flush WC. Wall mounted hand wash basin with useful storage cupboard under and mixer tap. Coat hooks on rail and illuminated mirrored cabinet, glazed shelf and inset ceiling lights. Extractor fan and further ceramic floor covering also with under floor heating and automated light

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Kitchen Open plan Dining Room, Living Area

Kitchen: measuring approximately 14'8" x 7'10" (4.47m x 2.39m) maximum to include built-in modern appliances with combi-grill and fan, assisted oven with plate warming drawer. Pan storage over and under. Larder cupboard with rack system shelving (full length), space for double fronted fridge, further upright storage cupboards and over-head storage. Front elevation double glazed window. Range of fitted kitchen units comprising Corian worktop surfaces, one and a half bowl sink unit with drainer, mixer tap and mosaic tiled surrounds. Ample multi socket power points, work top surface lighting under wall mounted storage cupboards. Shelving and base level storage, plumbed in dishwasher. Ceramic 4-ring hob (induction), stainless steel extractor hood over, ceramic tiled floor covering with under floor heating and wall mounted thermostat control. Walk-in larder cupboard with automatic light, under stair storage cupboard with plumbing for automatic washing machine.



Dining Area: measuring approximately 10'6" x 14'6" (3.20m x 4.42m) being open plan, continuation of ceramic floor covering and under floor heating opening into



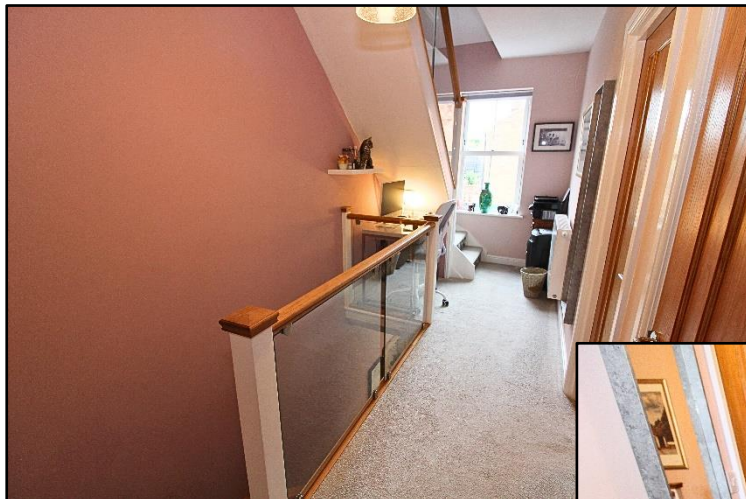
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Living Area / Day Room: measuring approximately 8'6" x 14'3" (2.59m x 4.34m) with pendant light, ceiling sky-light / Velux window, ample multi socket power points and TV aerial point. Wall light points, fitted wall mounted furniture with display cabinets and dresser top. Sliding patio doors into garden.



From the hallway stairway with banister rail leads up to first floor

Landing with banister and protective glass panels. Useful work station/desk area with wall shelf and power point. Electric panelled radiator, front elevation double glazed window, further power point and pendant light.



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Hot Water Tank Cupboard with insulated tank and header tank, being a pressurised system digitally and thermostatically controlled

Bedroom Two measuring approximately 11'3" x 8' (3.43m x 2.43m) with front elevation double glazed window with blind, pendant light, heat recovery point, electric panelled radiator with thermostat control. TV aerial point, multi socket power points. Built-in double fronted wardrobe cupboards with good depth, hanging rails and top shelf.



Bedroom Three measuring approximately 8' x 9'8" (2.43m x 2.95m) with fitted wardrobe cupboards with shelving and rail, top shelf (triple fronted). Rear elevation double glazed window with blind, multi socket power points and panelled radiator. TV aerial socket, ceiling light, heat recovery point.



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Bathroom comprising spa bath with mixer tap and shower attachment. Ceramic floor covering, hand wash basin with mixer tap and storage cupboard under. Tiled splashback, mirror fronted cabinet with shaver point and light over. Partial ceramic tiled surrounds. Opaque double glazed window, ceiling light point, heat recovery point. Shower cubicle with tiled surrounds, plumbed in shower with handheld and static shower over, inset light and manual control, glazed screen door. Low flush WC with vanity top surface and storage cupboard, wall mounted towel rack.



Further stairway from this landing with banister rail and glazed inset panels leads to second floor with heat recovery point, pendant light, and door into

Master Bedroom Suite measuring overall to eave height approximately 15'6" x 11'1" (4.72m x 3.38m) with shaped ceiling, Velux roof light windows with integral blinds and panelled radiator. TV aerial socket with USB chargers and ceiling lights. Built-in dressing table with drawers. Storage to either side of fitted wardrobe cupboards with glazed sliding doors, shelving and hanging rails. Built-in tallboy with drawers and co-ordinated bedside tables



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En Suite Shower Room

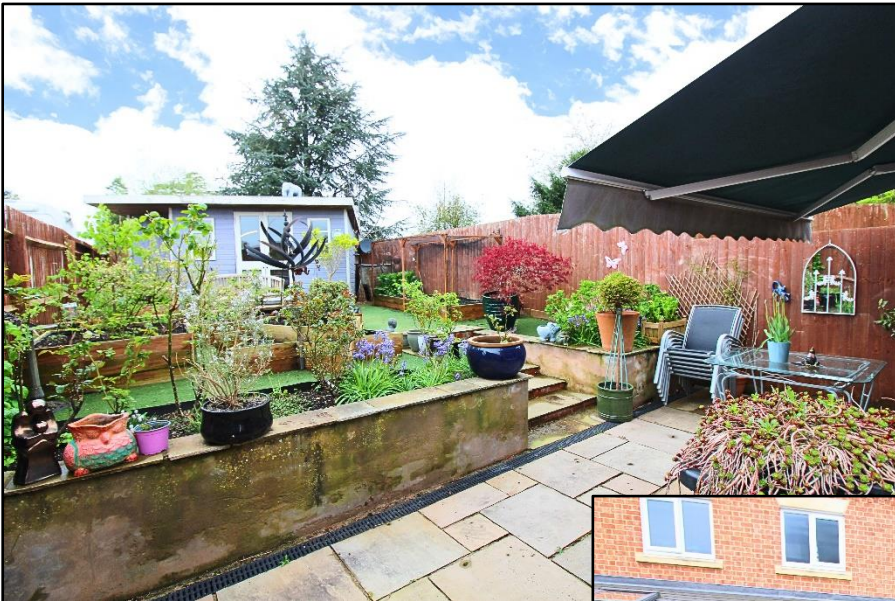
comprising concealed cistern low flush WC with vanity top and storage cupboards under, further built in hand wash basin with mixer tap and tiled splashback. Storage cupboards under. Upright chrome radiator / towel rail, ceramic floor covering and roller doors to shower cubicle with plumbed in shower having manual control and ceramic tiled surrounds. Velux roof light window, heat recovery point.



Outside the Property

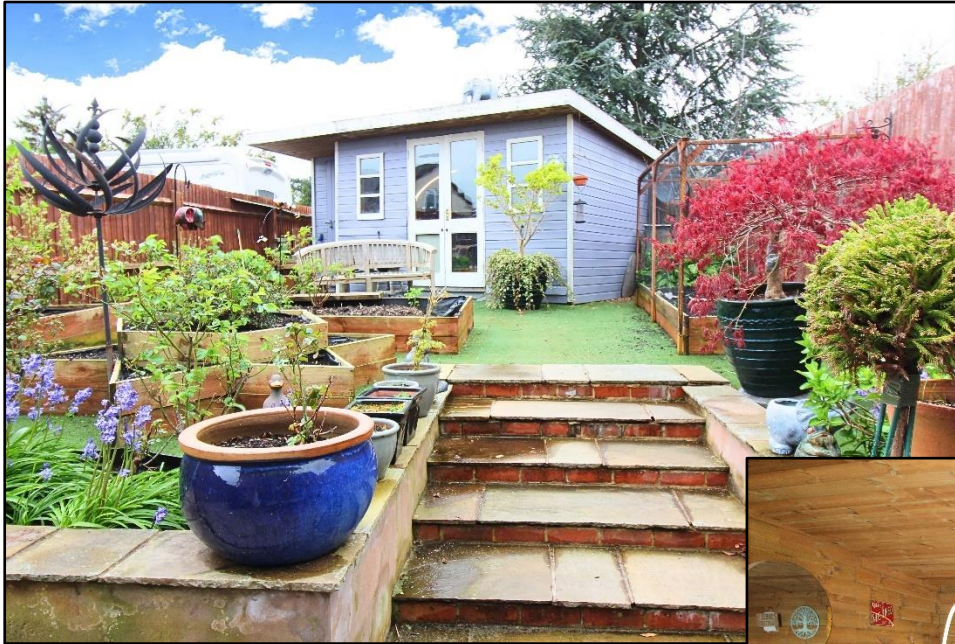
Rear Garden

stone paved patio with attached sun awning canopy over rear patio doors, retaining wall and steps up to terraced garden, there is close boarded fencing and further timber garden store 5' x 8'', outside lights and mains water tap and air source heater.



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Summer Room / Office measuring approximately 9'4" x 11'6" (2.84m x 3.50m) being insulated and timber lined with modern latex rubber roof and connected to power with 12 power points, front elevation windows and half panelled glazed doors (a useful multipurpose building) with a side storeroom.



There are two allocated car parking areas within the neighbouring carpark.

To the front of the property there is enclosed landscaped frontage and a discrete enclosed bin store area to the gable end.

Services Mains water electricity and drainage 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,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band C