

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



ESTATE AGENTS

Telephone: 01386 555368

**Plum Tree House,**  
**Manor Road,**  
**Eckington**  
**WR10 3BH**

**For Sale**

**Price £565,000**



**AN EXTENDED DETACHED FOUR BEDROOM FAMILY HOME SET  
IN QUIET LOCATION WITHIN THIS POPULAR VILLAGE HAVING  
DRIVEWAY DOUBLE GARAGE AND PLEASANT REAR GARDENS**

**Open Porch, Reception Hall, Cloakroom, Study, Extended Dining Room,  
Extended Lounge, Fitted Kitchen, Utility Room, Four Bedrooms, One En-  
Suite, Family Bathroom, Double Garage, Front And Rear Gardens, Gas  
Central Heating.**

**Council Tax F , EPC:**

*Residential Sales Particulars*

## **Plum Tree House, Manor Road, Eckington, South Worcestershire WR10 13BH**

### **Situation**

Manor Road is in the lower part of this popular village off Drakes Bridge Road and Plum Tree House is situated within a quiet cull de sac of similar properties. This detached property is well presented and has an extension along the rear of the house creating more space for the lounge and the dining room. Off the reception hall there is a study and a cloak room and the fitted kitchen overlooks the rear garden and has a useful utility room where the boiler is also found. On the first floor off the landing the master bedroom has an En-suite, there are two further double bedrooms and a single together with a modern family bathroom. The property is set in a good sized plot with front garden, driveway and double garage and there is a rear garden with good size patio and ample lawn enclosed by mature hedgerow.

Eckington is situated to the west of Bredon Hill and is a popular village with excellent amenities, there is recreation ground and village hall, there are two public houses and a local shop together with central church and walks down to the river Avon. To the north Pershore is approximately 4 miles and to the south Bredon is 2 miles distant. The M5 motorway junction 9 is at Tewksbury and junction 7 is at Worcester.

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 13 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.

**Plum Tree House, Manor Road, Eckington, South Worcestershire WR10 13BH**

**Property Comprises**

Paved pathway off driveway leads to

**Open Porch** with timber frame, grape vine and exterior light, door chime and quarry tiled base. Entrance door with glazed panel, security lock and opaque side panels into

**Reception Hallway** measuring approximately 9' x 7'2" (2.74m x 2.18m) with panelled radiator, ceiling light, useful under stair storage cupboard, Open Reach BT socket and doors off to



**Cloak Room** comprising vanity hand wash basin with cupboard under and tiled splashback. Wall mirror and low flush WC. Side elevation opaque glazed window, panelled radiator and ceiling light point.



**Plum Tree House, Manor Road, Eckington, South Worcestershire WR10 13BH**

**Study** measuring approximately 6'1" x 8'5" (1.85m x 2.56m) with fitted desk furniture, light and power points, BT point. Wall mounted storage cupboards, upright filing cupboard and front elevation window with blind.



**Dining Room** measuring approximately 10'3" x 19'5" (3.12m x 5.92m) with serving hatch into kitchen, multi socket power points and pendant light. Wall mounted picture light, double panelled radiator and dual aspect double glazed windows.



**Plum Tree House, Manor Road, Eckington, South Worcestershire WR10 13BH**

**Lounge** measuring approximately 21'5" x 12'2" (6.53m x 3.71m) with front elevation double glazed window, 2 panelled radiators and inset ceiling light. Pendant light, exposed brick fireplace with TV shelf and mantle shelf over quarry tiled hearth with woodburning stove inset. BT socket, multi socket power points and coved ceiling, through to



**Rear Extension** measuring approximately 12'6" x 8'7" (3.81m x 2.62m) with double panelled radiator, picture light, inset ceiling lights, multi socket power points. Rear elevation sliding patio door with side panel and coved ceiling.



**Plum Tree House, Manor Road, Eckington, South Worcestershire WR10 13BH**

**Kitchen** measuring approximately 11'7" x 9'2" (3.53m x 2.79m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Breakfast bar and single drainer one and a half bowl stainless steel sink unit with mixer tap. Four ring ceramic hob with extractor filter over and built-in oven and grill plus microwave. Ceramic floor covering, wall mounted storage cupboards and display cabinets. Built-in fridge, ample power points and rear elevation double glazed window with Roman blind, ceramic tiled surrounds, ceiling light and doorway through to



**Utility Room** measuring approximately 6'3" x 9'2" (1.90m x 2.79m) with fitted units having work top surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit with mixer tap and ceramic tiled surrounds. Wall mounted gas boiler and storage cupboards, space for upright fridge, consumer unit and ceramic tiled floor covering. Plumbing for automatic washing machine, rear elevation double glazed window with roller blind. Panelled glazed door to covered way and access into garage.



**Plum Tree House, Manor Road, Eckington, South Worcestershire WR10 13BH**

From the hallway stairway with banister rail being split level and having front elevation window leads up to first floor

**Landing** with access hatch to roof void with ladder, light point and being partially boarded.



Doors off to

**Bedroom One** measuring approximately 13'6" x 11'7" (2.11m x 3.53m) maximum to include built-in furniture, with wardrobe cupboards and bedside tables and dressing table with drawers. Wall light points and panelled radiator. Rear elevation double glazed dormer window and TV aerial cable.



**Plum Tree House, Manor Road, Eckington, South Worcestershire WR10 13BH**

**En Suite Shower Room** with fitted furniture having vanity hand wash basin with storage cupboard under, tiled surrounds, wall mirror. Panelled radiator, pull cord light switch and towel rail. Low flush WC, further base level storage cupboards and useful work top. Opaque double glazed dormer window and built-in shower cubicle with glazed pivoting shower screen door and plumbed in shower with shower head on wall bracket.



**Bedroom Two** measuring approximately 12'2" x 8'9" (3.71 x 2.67m) with built-in wardrobe cupboards, dado rail, front elevation double glazed window and double panelled radiator. Light and power points



**Plum Tree House, Manor Road, Eckington, South Worcestershire WR10 13BH**

**Bedroom Three** measuring approximately 9'7" x 12'2" (2.91m x 3.71m) with rear elevation double glazed dormer window, built-in wardrobe cupboards, panelled radiator, light and power points.



**Bedroom Four** measuring approximately 6'5" x 10'3" (1.96m x 3.12m) with rear elevation double glazed window with roller blind, panelled radiator, light and power points. BT extension point, and TV aerial point.



**Plum Tree House, Manor Road, Eckington, South Worcestershire WR10 13BH**

**Family Bathroom** measuring approximately 9'5" x 7'2" (2.87m x 2.18m) to include airing cupboard with slatted shelving. Shaped panelled bath with glazed curved shower screen and plumbed in Mira shower with shower head on wall bracket. Ceramic tiled surrounds, low flush WC with concealed cistern unit, vanity storage cupboard. Pedestal hand wash basin and opaque glazed window with venetian blind. Ceiling light, extractor fan, ceramic floor covering and upright towel rail / radiator.



**Outside the Property**

To the front there is tarmacadam driveway with off-road parking

**Double Garage** measuring internally approximately 16'8" x 16'8" (5.8m x 5.8m) with automatic roller door, rear elevation window and courtesy door. Light, power and gas meter point.

To the rear of the garage, there is electric meter point under the covered way.

Rear garden with outside tap, paved patio and hardstanding behind the garage. There is pedestrian side gate to the front. Mature hedgerow and low retaining wall to lawned area with well stocked borders, evergreens and seasonal plants and shrubs. Outside light and bin store area at back of garage.



**Plum Tree House, Manor Road, Eckington, South Worcestershire WR10 13BH**

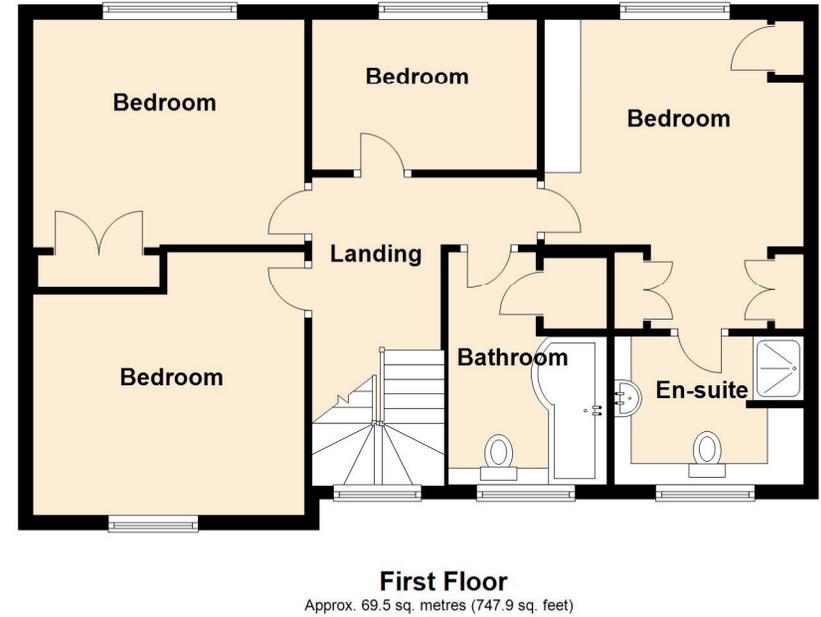
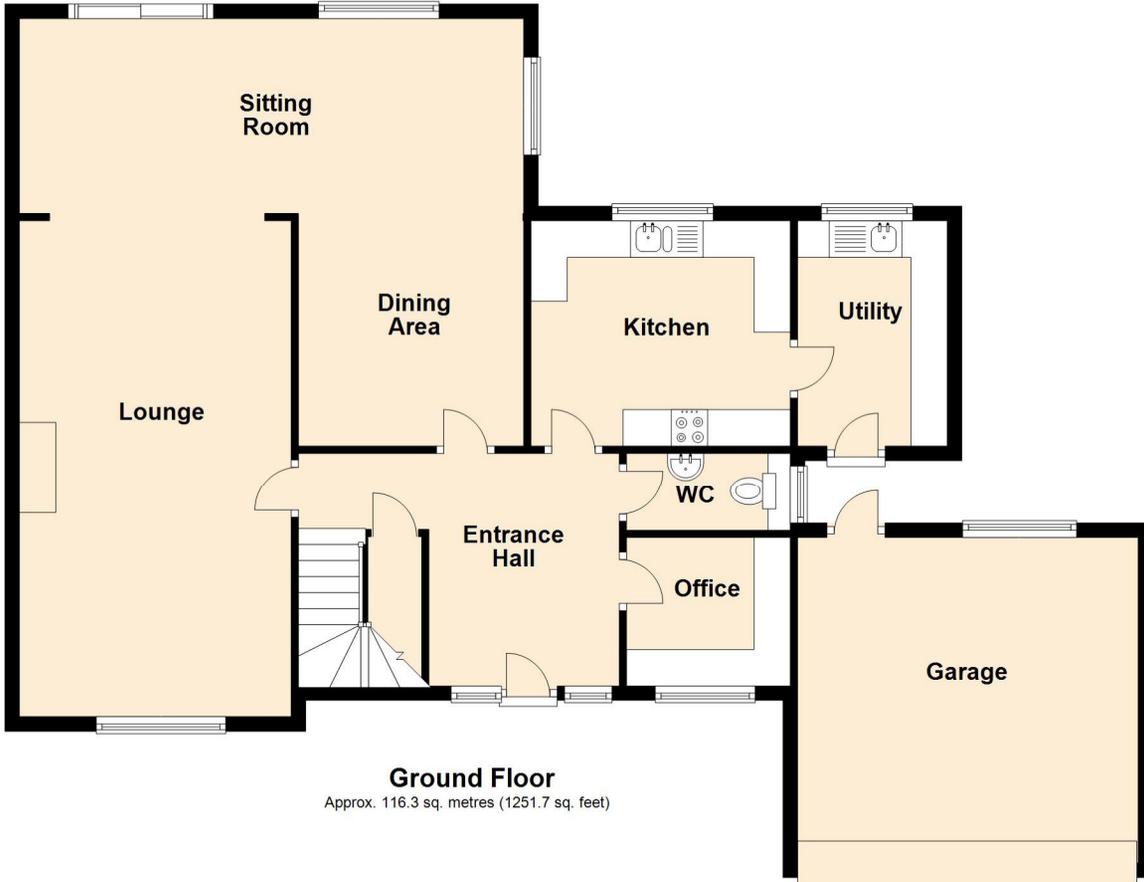
**Services** All mains' services are connected to this property. There is gas central heating. Telephones and extension points are subject to BT transfer regulations.

**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 D**



Total area: approx. 185.8 sq. metres (1999.6 sq. feet)