



ESTATE AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

23 Ashdale Avenue

Pershore
WR10 1PL

For Sale

Price £535,000



SET IN A POPULAR RESIDENTIAL DEVELOPMENT CLOSE TO THE TOWN A DETACHED & EXTENDED FOUR BEDROOM PROPERTY GREATLY IMPROVED WITH TWO EN-SUITE BEDROOMS, FAMILY BATHROOM, FIRST FLOOR LOUNGE, FITTED KITCHEN/ BREAKFAST ROOM & GARDEN ROOM TO THE REAR. PANORAMIC VIEWS AND OFF-ROAD PARKING.

Entrance Porch, Hallway, Utility Room, Two Ground Floor Double Bedrooms With En-Suites, Boiler Room, First Floor Lounge (Views), Modern Fitted Kitchen, Two Further Bedrooms, Family Bathroom, Garden Room, Rear Terrace, Landscaped Garden With Distant Views.

EPC : D (67) COUNCIL TAX :E

Residential Sales Particulars

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Situation

Ashdale Avenue is a popular residential development off Station Road being convenient for the town centre and educational facilities. This greatly improved and extended property offers superior living accommodation with two En-suite bedrooms on the ground floor and two further bedrooms and bathroom on the first floor. There is useful utility room with fitted units and storage for appliances, there is modern fitted kitchen with breakfast area and a large garden room/dining room to the rear overlooking the attractive garden designed for low maintenance. The lounge is on the first floor and has panoramic views from Bredon Hill to the Cotswold escarpment. The property has gas central heating being a pressurised system and solar panels and there is brick paved driveway providing off-road parking.

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.

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.

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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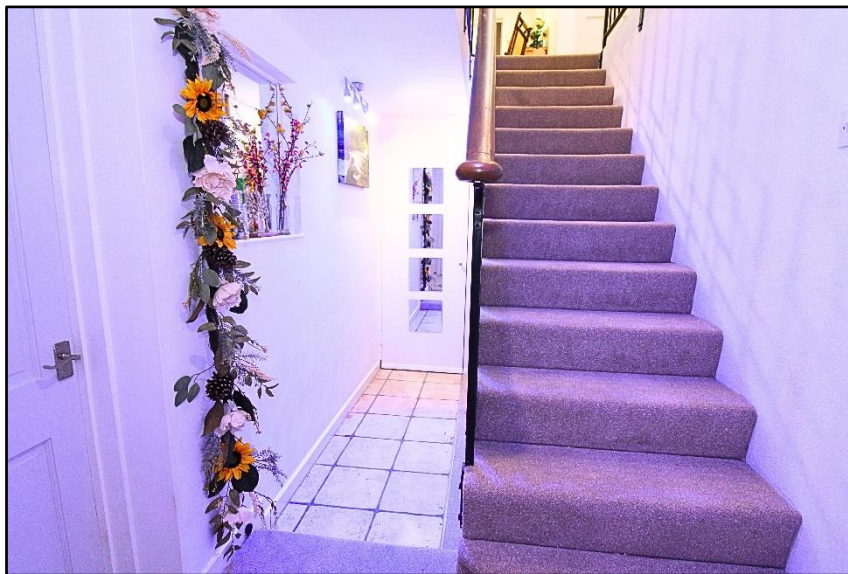
Property Comprises

Entrance Porch

Being an extension to the front of the property with outside light and front elevation windows, inset ceiling lights, ceramic floor covering, vertical blinds, multi socket power points, Mison air conditioning. With inner door into



Hallway with further ceramic tiled floor covering, wall lights, under main stairway storage area and upright panelled radiator. Into



Utility Room measuring approximately 12'5" x 6'7" (3.78m x 2.01m) with continuation of ceramic tiled floor covering, fitted units with work top surfaces, drawers and storage cupboards under. Laminated single drainer sink unit with mixer tap and multi socket power points. Plumbing for automatic washing machine and space for tumble dryer. Upright storage cupboards, wall mounted storage cupboards and display cabinets. Upright radiator / towel rail, Aqua panel surrounds and coat hooks on rail.



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Ground Floor Bedrooms comprising :

Master Bedroom measuring overall approximately 20'3" x 10'8" (6.17m x 3.25m) minimum with further dressing table bay and built-in wardrobe cupboards. Front elevation double glazed windows with vertical blinds, panelled radiator and inset ceiling lights. Multi socket power points and period style radiator. Shelving and concealed consumer unit.



Inner hallway to

Ensuite Bathroom with underfloor heating, ceramic floor covering and walk-in shower with glazed shower screen, shower head on wall bracket. Ceramic tiled surrounds. Upright towel rail / radiator, opaque double-glazed window, towel rail and concealed cistern WC with useful top surface. Mounted hand wash basin with mixer tap, shaver point and fitted wall mirror. Extractor fan and inset ceiling lights.



Boiler Room with ceramic floor covering, mounted Valliant gas boiler (pressurised system), upright mega tank and solar panel feed. Water purifier, space for airing linen etc. and inset ceiling lights.

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Bedroom Two measuring approximately 9' x 18' (2.74m x 5.49m) with front elevation double glazed tilting window, period-style radiator and wall mounted upright radiator. Multi socket power points, ceiling track lights and wall lights. TV aerial point, side elevation window and coved ceiling. Double doors into



Ensuite Bathroom measuring approximately 12' x 8' (3.66m x 2.44m) with ceramic floor covering, wall mounted hand wash basin with storage cupboard under and mixer tap. Ceramic splashback and illuminated mirror, extractor fan and upright panelled radiators. Low flush WC, bidet and shaver point. Raised walk-in shower with glazed screen and wall mounted Mira controls with overhead shower. Inset ceiling lights and ceramic tiled surrounds.



From the ground floor there is central stairway with wrought iron balustrading with handrail to first floor with further metal balustrading.

Hallway with inset ceiling lights, access hatch to roof void and integral radio /music centre connected to individual speaker. Open plan to

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Lounge measuring approximately 17'5" x 13'5" (5.30m x 4.09m) with period style radiators, front elevation double glazed windows having panoramic views from Bredon across to Cotswold escarpment with vertical blinds. Wall light points, feature fireplace with gas coal-effect fire over stone hearth with mantle shelf and inset marble surround. Multi socket power points, TV aerial point, (SKY point) and ceiling lights.



Kitchen / Breakfast Room measuring overall approximately 14'9" x 13'6" (4.49m x 4.11m) with superior fitted kitchen having granite work top surfaces, drawers and storage cupboards under. Plumbed in dishwasher. Upright fridge / freezer, Belling Range cooker with 7-burner hob, double oven and grill plus plate warmer under. Patterned ceramic tiled surrounds, stainless steel extractor hood, wall mounted storage cupboards (co-ordinated) and ceramic tiled floor covering. One and half bowl porcelain sink unit with single drainer and mixer tap, food waste disposer (insinkerator). Rear elevation double glazed window with vertical blinds, inset ceiling lights and pendant light. Upright panelled radiator. Fully glazed double doors leading into



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Garden Room/Dining Room measuring overall approximately 22'3" x 8'7" (6.78m x 2.16) with double glazed panels and insulated roof having inset ceiling lights and black out blinds to double doors. Track curtains to enclose this room. Opening window panels, power points and ceramic floor covering with electric under floor heating.



First Floor Bedroom Three measuring approximately 9'10" x 9'7" (2.99m x 2.92m) with coved ceiling, ceramic floor covering and double panelled radiator. Rear elevation sliding patio door with slide panel. Built-in wardrobe with rail and shelving. Ceiling fan with light and wall mounted Honeywell 24-hour time control for central heating and hot water.



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Bedroom Four measuring approximately 11'4" x 11'2" (3.45m x 3.40m) with front elevation opening window with vertical blinds. Upright panelled radiator, ceiling fan with light and power points. Built-in wardrobe cupboards with rail and shelving, central dressing table with shelving and storage under. Further louvre fronted wardrobe cupboard.



Bathroom comprising glazed shower screen to walk-in shower / wet room with ceramic tiled surrounds, overhead shower outlet and inset ceiling lights. Extractor fan, upright radiator / towel rail, shelving and enclosed cistern low flush WC. Fitted hand wash basin into bench top with mixer tap and wall mirror, ceramic tiled surrounds, shaver point, opaque glazed window with venetian blind.



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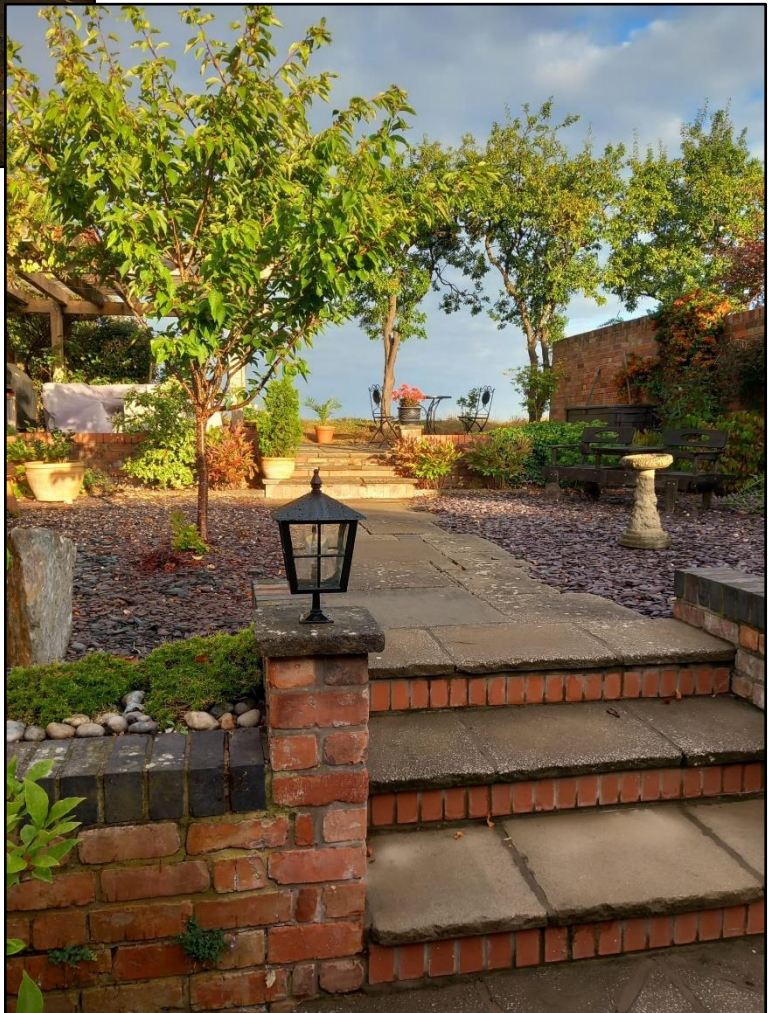
Outside the Property

To the rear from the garden room there is stone slabbed terrace with brick retaining wall to central covered steps, brick pillars with lantern light. Central walkway to low maintenance garden, with slate chippings and mellowed brick boundary walls, there are evergreens and specimen shrubs, cherry tree and pyracanthas.



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At the top of the garden there are further steps and retaining wall to top terrace, with timber pergola, with Perspex covering, a pleasant sitting area, with further distant views across the farmland. There is outside rear tap and side access via steps leading down to the front drive which is brick paved providing off-road parking, with further slate chipped border.



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

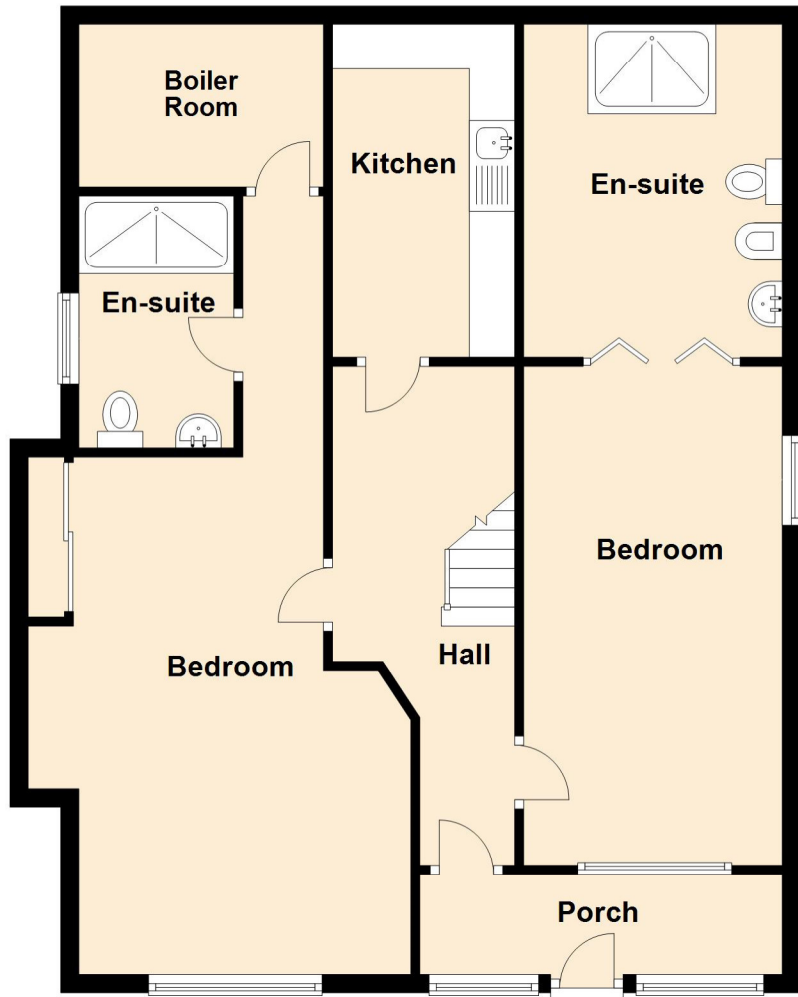
Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

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

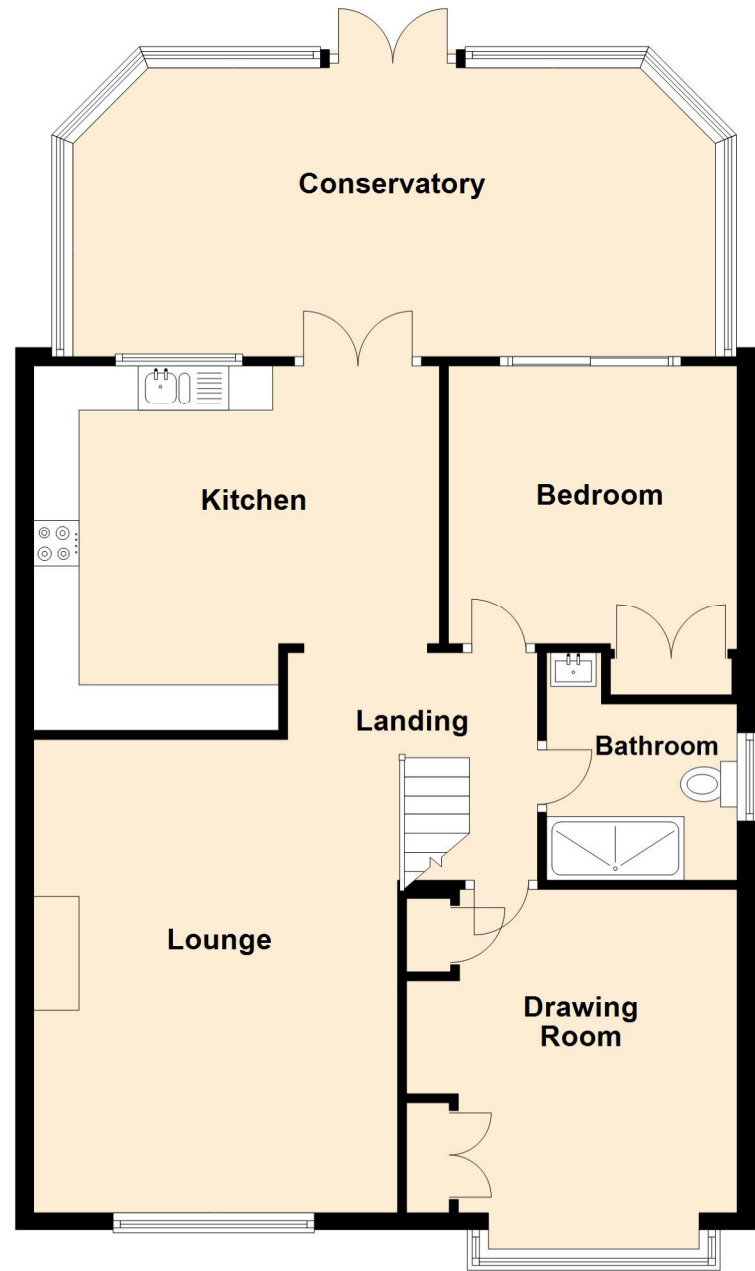
Council Tax: Band E





Ground Floor

Approx. 83.5 sq. metres (898.9 sq. feet)



First Floor

Approx. 95.6 sq. metres (1029.5 sq. feet)

Total area: approx. 179.2 sq. metres (1928.4 sq. feet)