



ESTATE AGENTS

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

Greenside,
Church Street,
Wyre Piddle,
Pershore,
WR10 2JP

For Sale

Price £329,950



**SET IN A GOOD LOCATION A SEMI-DETACHED THREE
BEDROOM PROPERTY WITHIN THIS POPULAR
RIVERSIDE VILLAGE WITH PLEASANT GARDENS,
DETACHED GARAGE AND LEAN TO EXTENTION TO THE
GABLE SIDE.**

Entrance, Hallway, Front Lounge, Dining Room, Fitted Kitchen/
Breakfast Room, Cloakroom And Utility Area, Three Bedrooms,
Bathroom, Lawned Frontage, Partly Walled Garden, Garage, Gas
Central Heating

COUNCIL BAND: D EPC : D (66)

Residential Sales Particulars

Greenside, Church Street, Wyre Piddle, Pershore WR10 2JD

Situation

Greenside, is a semi-detached property with southernly aspect frontage off Church Street, a partly wall and enclosed garden and a detached single garage with off-road parking. This property is well presented and is situated within a popular residential part of Wyre Piddle, with no ongoing chain to delay occupation. The property is in good decorative order.

The village of Wyre Piddle occupies a popular riverside position overlooking the River Avon and the various moorings to the riverside properties. There is a local public house and a village church together with a marina. There is a scenic walk to Pershore Town that takes in 'The Wetlands Wildlife Reserve.'

The historic 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.

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 nine 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

With lawn frontage off Church Street and pathway to the front door with outside sensor light, opaque glazed front door with security lock and chain into

Hallway with double panelled radiator, pendant light, Drayton digital 24-hour time control (for central heating), stairway leading to first floor and doors off to

Front Lounge measuring approximately 15'1" x 11'8" (4.9m x 3.56m) with front elevation double glazed windows, low level panelled radiator, chimney breast and gas point. Multi socket power points, coved ceiling and central ceiling light.

Through to



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Dining Room

measuring approximately 9'3" x 9'8" (2.82m x 2.95m) with panelled radiator, central ceiling light, double glazed sliding patio door into garden with side panel, multi socket power points and coved ceiling. Half panelled glazed door into



Kitchen

measuring approximately 11'1" x 9'8" (3.38m x 2.95m) with range of fitted kitchen units comprising quartz work top surfaces, drawers and storage cupboards under. Porcelain sink unit with mixer tap. Electric cooker point and Zanussi cooker with stainless steel hood over. Wall mounted storage cupboards, ample multi socket power points and breakfast bar with down lights. Worcester central heating boiler. Rear elevation double glazed windows, linoleum floor covering, useful under stair larder cupboard housing consumer unit and gas meter point. Half panelled glazed door into extension.



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Cloak Room with low flush WC, pedestal hand wash basin, opaque Perspex windows and suspended timber floor.

Utility Area measuring approximately 13'7" x 5'4" (4.14m x 1.63m) with large, glazed panelled windows set in timber frame, ceiling lights and work top surfaces with storage cupboards under. Front access door, multi socket power points, upright storage cupboard, electric meter point, high level storage cupboards and panelled radiator.

Stairway with balustrading and banister rail leads up to first floor.

Landing with gable side double glazed window with roller blind, pendant light, access hatch to roof void.

Bedroom One (Front)
measuring approximately 11'8" x 9'2" (3.56m x 2.8m) with front elevation window, panelled radiator, light and multi socket power points.



Bedroom Two measuring approximately 9'6" x 13' (2.9m x 3.96m) with rear elevation double glazed window, built-in wardrobe cupboards and dressing table. Shelving, panelled radiator, light and power points. Linen cupboard with ample slatted shelving.



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Bedroom Three measuring approximately 9'2" x 6'2" (2.8m x 1.88m) maximum with dormer front double glazed window, panelled radiator. Stair well cover shelf pendant light and multi socket power points.



Bathroom comprising panelled bath with ceramic tiled surrounds, pedestal hand wash basin, low flush WC and double panelled radiator. Wall cabinet, towel ring and plumbed in shower with shower head on wall bracket. Pull cord light switch and opaque glazed window.



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Outside the Property

To the front there is grassed verge to pavement 15'(4.6m), paved walkway and garden border outside the garden wall, with prunes tree leads to off road parking/2 vehicles.

Garage measuring internally 15'8" x 8'2" (4.78m x 2.49m) with single up and over door.



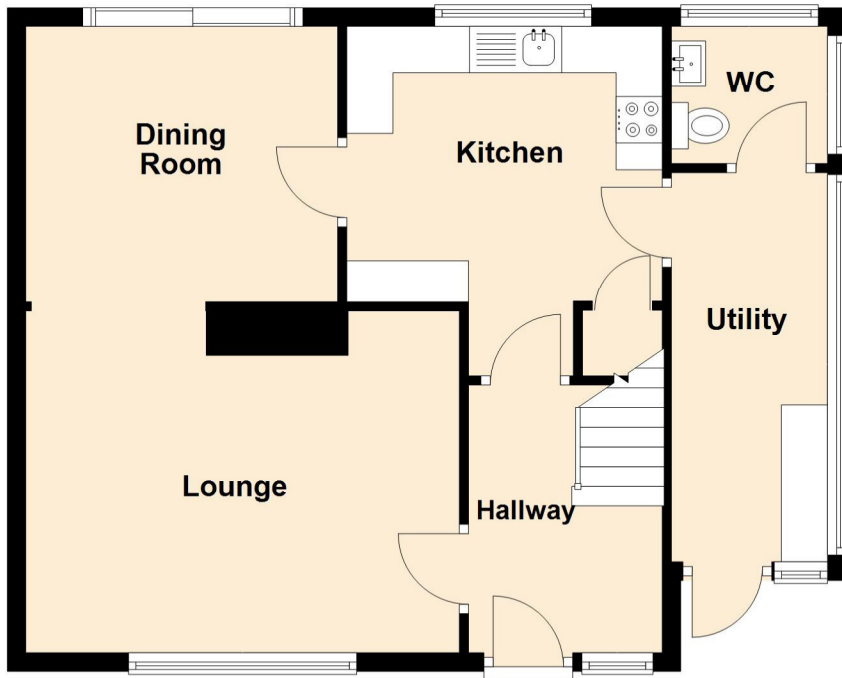
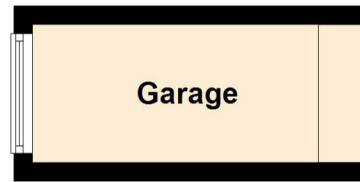
Garden

There is a partially walled garden to the east elevation and fenced to the rear. The garden is mostly laid to lawn with borders and a feature old mill stone.

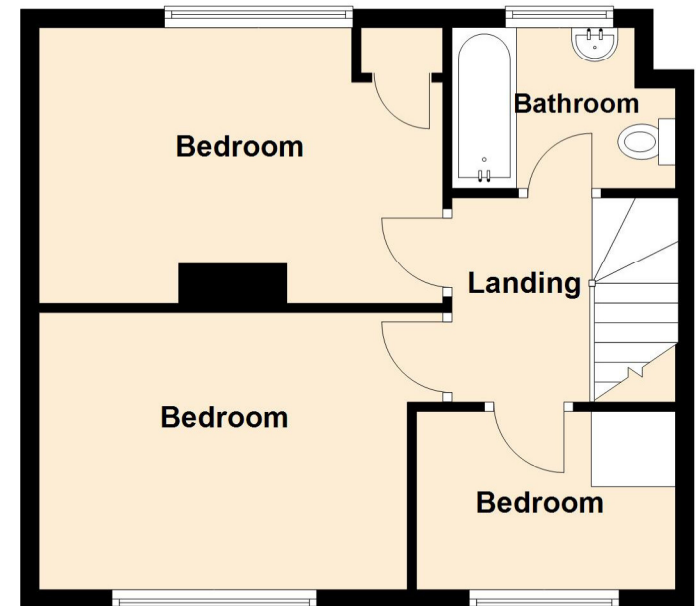


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- Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.
- Tenure:** The property is freehold.
- Local Authority:** Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000
- Council Tax:** Band D



Ground Floor
Approx. 62.3 sq. metres (670.5 sq. feet)



First Floor
Approx. 41.7 sq. metres (449.4 sq. feet)

Total area: approx. 104.0 sq. metres (1119.9 sq. feet)