



ESTATE AGENTS

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2 Bow Brook Cottages,
Peopleton,
Pershore,
Worcestershire,
WR10 2EF

For Sale

Price £299,950



SET WITHIN THIS POPULAR VILLAGE, A THREE BED SEMI-DETACHED FAMILY HOME WELL PRESENTED AND CLOSE TO THE VILLAGE STORES WITH GOOD SIZED REAR GARDEN AND NO ONGOING CHAIN.

Entrance Hallway, Livingroom, Open Plan Fitted Kitchen/Dining Room, Utility, Store Room, Wet Room/Cloaks, Three Bedrooms, Bathroom, Front & Rear Gardens, Side Access, Oil Fired Central Heating, Double Glazing.

EPC: E (47) COUNCIL TAX BAND: C

Residential Sales Particulars

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Situation

Number 2 Bow Brook Cottages, is set within the village and near to the village stores in a pleasant tree lined situation, with front cottage garden and pathway to the front door. The property has been improved in recent years and now offers an open plan fitted kitchen, good sized lounge and a utility area, which also provides an entrance lobby from the front, there is useful storeroom and a wet room/cloak room on the ground floor. There are three bedrooms and a bathroom on the first floor, the property has double glazing and oil-fired central heating. The rear garden is a good size with crazy paved patio sitting area and ample lawn, all enclosed. There is pedestrian side access.

Peopleton is a very popular rural village and still retains a village stores and an excellent local public house. There is a local private school with further educational facilities found at Pershore or Worcester. There are bus services available and there are two medical practices which cover the area from Pershore.

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, dance 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

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 door with fan shaped panel into

Hallway with double panelled radiator, timber-style laminate floor covering, pendant light. Stairway leading to first floor and doors off to

Front Living Room measuring approximately 17'5" x 11'7" (5.33m x 3.56m) with front elevation double glazed windows, panelled radiator, wall light points and coving. Chimney breast with electric fire inset. Multi socket power points, rear elevation UPVC double doors lead out to rear garden.

Door into



Fitted Kitchen / Diner being open plan and measuring approximately 14'7" x 17' 4" (4.48m x 5.30m) maximum with front elevation double glazed windows, panelled radiator, ceiling lights and coving. BT socket and multi socket power points. Kitchen island with worktop surface, drawers with storage cupboards under. Laminated timber-style floor covering. Under stair storage area. Range of fitted kitchen units having work top surfaces, single drainer stainless steel sink unit with mixer tap, drawers and storage cupboards under. Ceramic hob, extractor filter over, wall mounted storage cupboards and partial ceramic tiled surrounds. Fitted oven and grill. Rear elevation double glazed window and door into



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Utility Area measuring approximately 9'7" x 4'6" (2.95m x 1.40m) minimum with reception lobby area having UPVC access door, double glazed side windows, multi socket power points and plumbing for automatic washing machine, space for tumble dryer. Wall light point and double panelled radiator, useful storeroom measuring 7" x 5" (2.13m x 1.52m) with light point. Sliding door into

Wet Room / Cloak Room

with low flush WC, wall mounted hand wash basin with splashback and upright towel rail / radiator. Walk-in shower/wet room with Mira Advance electric shower, shower head on wall bracket. Shower curtain and rail fitted shower seat. Side elevation window, extractor fan. Automatic light to sliding door. Wall mounted thermostatic control for central heating.



From the front hallway stairs with banister rails lead up to first floor

Landing with rear elevation double glazed window, pendant light, panelled radiator, power point and useful linen cupboard.

Bedroom One measuring approximately 11'4" x 11'6" (3.47m x 3.53m) with front elevation double glazed windows, built-in wardrobe cupboard with shelf and rail. Double panelled radiator, light and power points.



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Bedroom Two measuring approximately 11'5" x 9'1" (3.50m x 2.77m) maximum with front elevation double glazed windows, panelled radiator, air vent, light and power points. Built-in storage cupboard with shelving.



Bedroom Three measuring approximately 8'2" x 8'2" (2.49m x 2.49m) with rear elevation double glazed window, panelled radiator, light and power points. Built-in wardrobe cupboard with hanging rails.

Bathroom comprising panelled bath, with glazed shower screen and plumbed in shower with shower head on wall bracket. Ceramic tiled surrounds. Pedestal hand wash basin, low flush WC, rear elevation opaque glazed window, air vent, ceiling light and coving. Pull cord switch. Upright towel rail / radiator.



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Outside the Property

From the back door, there is canopy and boiler room, housing Worcester Green Slave oil central heating boiler. To the rear of the property, there is crazy paved patio, outside mains tap and pedestrian access door to the front. There is bin store area and a further, a timber store and further log storage area. The Titan domestic oil tank is situated within the back garden. The rear garden, is a good size, predominately lawned, there is colourful rockery/border, with roses, stocks and lavender. The rear garden would have a sunny aspect, with southwest facing orientation.



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To the front of the property, there is open cottage garden, with a right of access, complimenting the cottage.

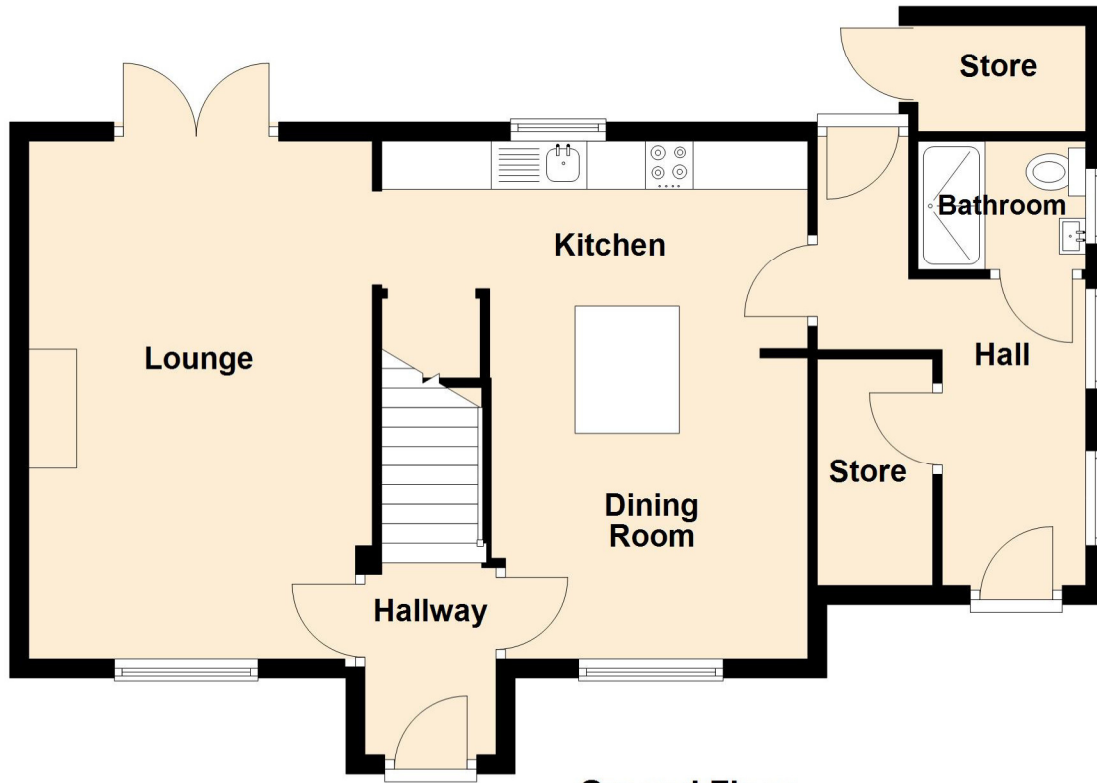
Services: Mains water electricity and drainage are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

Tenure: The property is freehold

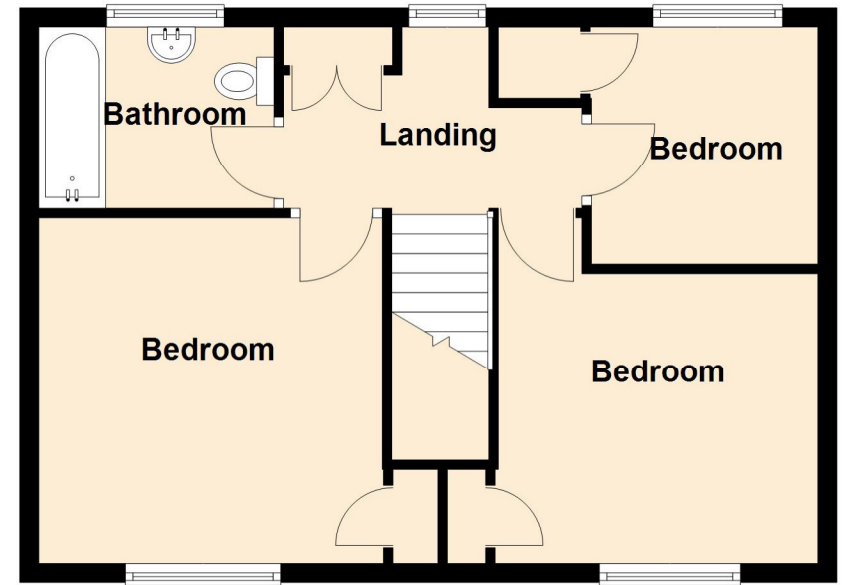
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band C



Ground Floor

Approx. 61.3 sq. metres (659.3 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.9 sq. feet)

Total area: approx. 107.0 sq. metres (1152.2 sq. feet)