



ESTATE AGENTS

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residential@bomfordandcoffey.co.uk

73 Station Road,
Pershore,
Worcestershire,
WR10 1PE

For Sale

Price£529,950



**A CONVENIENTLY SITUATED DETACHED THREE
BEDROOM FAMILY HOME WITH OFF-ROAD PARKING,
CONSERVATORY AND GOOD SIZED REAR GARDEN,
WITHIN WALKING DISTANCE OF EDUCATIONAL
FACILITIES AND THE HIGH STREET SHOPPING**

**Entrance Porch, Reception Hallway, Cloakroom, Lounge, Separate
Dining Room, Rear Conservatory, Fitted Kitchen/Breakfast Room,
Utility Room (Larder Cupboard), Three Bedrooms, Fitted
Wardrobes, Bathroom, Separate Shower Room, Garage/Workshop,
Useful Lean To Storage, Generous Landscaped Garden, Driveway,
Ample Off-Road Parking. No Ongoing Chain
EPC: D (66) COUNCIL TAX BAND: F**

Residential Sales Particulars

Hanwell House 73 Station Road, Pershore WR10 1PE

Situation

Hanwell House, is well situated with driveway frontage, offering off-road parking. This detached three-bedroom house offers generous accommodation within walking distance of Pershore High School and the High Street shopping. The property has two reception rooms and a conservatory to the rear, there is fitted kitchen breakfast room and a good-sized utility room with an internal larder storeroom. There is internal access into the garage, which is presently a workshop with a courtesy door to the front, having been changed into a workshop.

On the first floor, there are three good sized bedrooms, all with fitted wardrobes, there is a bathroom with shower and a second shower room and a further WC on this floor. Outside the property, there is a timber storeroom to the front, under a lean to roof and a further garden storeroom to the rear of the house. The garden is a good size and pleasantly landscaped, with a large, paved patio adjacent to the rear of the property. There is pedestrian side access off the driveway.

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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UPVC front door with side panel into

Entrance Porch with matwell, ceramic tiled floor covering and ceiling light.

Opaque glazed inner door with side panels into

Reception Hallway measuring approximately 11'8" x 8' (3.59m x 2.43m) minimum with panelled radiator, multi socket power points, pendant light and coved ceiling. Wall mounted thermostatic control for central heating, useful under stair storage cupboard and doors off to



Cloak Room measuring approximately 5'2" x 9'2" (1.58m x 2.80m) with stop tap. Low flush WC, pedestal hand wash basin, double panelled radiator and front elevation window. Wall mirror, partial ceramic tiled surrounds and coat hooks on rail.



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Lounge measuring approximately 21'9" x 13'5" (6.67m x 4.11m) with front elevation double glazed windows, double panelled radiators and coved ceiling. Large open fireplace with timber mantle shelf and gas log effect stove inset over ceramic hearth. Ceiling light points, multi socket power points, TV aerial socket. Sliding patio door with side panel leads out to rear terrace overlooking the garden.



Dining Room measuring approximately 13'9" x 11'9" (4.25m x 3.62m) with pendant light, coved ceiling and TV aerial socket. Double panelled radiator and multi socket power points. Further sliding patio door with side panel lead into

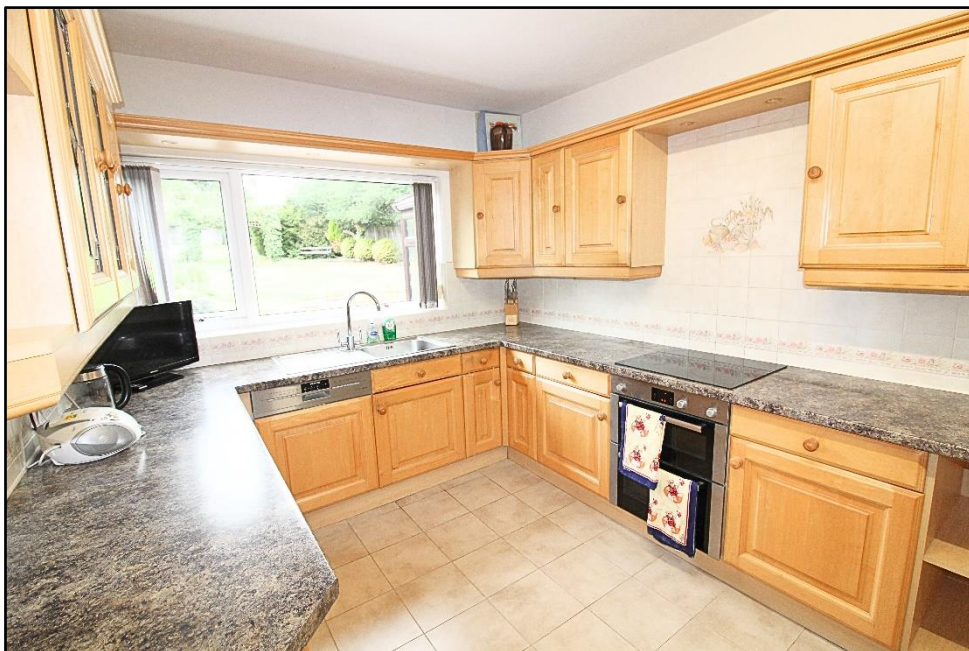


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Conservatory measuring overall approximately 10'3" x 9'(3.13m x 2.74m) being hexagonal shape with vertical blinds, double panelled radiator and ceiling fan with wall light point. Ceramic tiled floor covering and $\frac{3}{4}$ glazed door into garden.



Fitted Kitchen / Breakfast Room measuring overall approximately 17' x 9'2"(5.18m x 2.80m) with ceramic floor covering, double panelled radiator and ceiling light. Fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. There is dishwasher, single drainer stainless steel sink unit with mixer tap, ceramic hob, oven and grill under. Wall mounted storage cupboards patterned ceramic tiled surrounds and work top surface lighting. Rear elevation double glazed window. Breakfast area with room for a table. Doorway through to



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Kitchen/Breakfast Room

Utility Room measuring approximately 6'5" x 10'4" (1.98m x 3.16m) minimum including useful built-in larder cupboard with shelving, continuation of ceramic floor covering, panelled radiator, work top surface and single drainer stainless steel sink unit with mixer tap. Plumbing for automatic washing machine, base level storage cupboards, wall mounted storage cupboards and ceramic tiled surrounds. Ample power points, ceiling light. Rear half panelled glazed access door into garden with side panel and matwell.



Stairway from reception hall, being split level with banister rail, leads up to first floor with front elevation windows.

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Landing with access hatch to roof void (being part boarded, light point and ladder). Multi socket power point, useful airing cupboard with slatted shelving and pipe heating. Doors off to

Bedroom One measuring overall approximately 13'9" x 16'2" (4.23m x 4.93m) to include fitted built-in wardrobes with sliding doors. Panelled radiator, multi socket power points, coved ceiling and pendant light. Rear elevation window overlooking garden and panelled radiator.



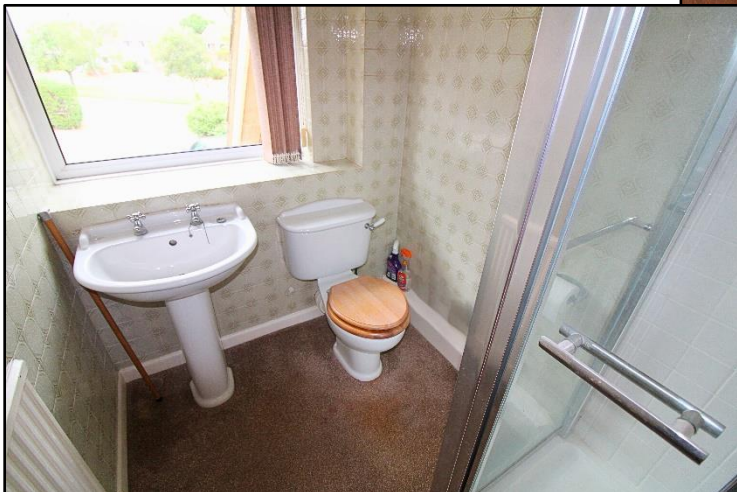
Bedroom Two measuring overall approximately 13'8" x 11'9" (4.20m x 3.62m) with built-in wardrobe cupboards, dressing table and wall mirror. Rear elevation double glazed window, pendant light, coved ceiling, power points.



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Bedroom Three dormer window and measuring overall approximately 20'6" x 10'4" (6.27m x 3.16m) with fitted built-in wardrobe cupboards to one end, with central dressing table and wall mirror. Multi socket power points, front elevation dormer window with panelled radiator, pendant lights and coved ceiling.

Bathroom comprising vanity unit, low flush WC and hand wash basin with mixer tap. Base level storage cupboards and drawers. Wall mounted mirror fronted cabinet, ceramic tiled surrounds. Walk-in shower with shower seat, manual controls and aqua panel surrounds, chrome handles. Panelled radiator, pull cord light switch and front elevation double glazed window, ceiling light point.



Separate Shower Room comprising low flush WC, pedestal hand wash basin and front elevation window. Cubicle shower with manual control. Panelled radiator, pull cord light switch and ceramic tiled surrounds.

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Outside the Property

To the rear there is paved patio with steps up to further level. Pedestrian side gate and outside lights and external power point. Adjacent to the rear of the house there is lean to garden store connected to power.



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Rear Garden

Approximately 120ft(36.57m) in length predominately laid to lawn, with landscaped borders, well stocked, there is water feature and sitting areas, central trellis archway intertwined with apple tree, there is compost store, silver birch and further evergreens (there is a robotic mower).



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To the front of the property there is useful timber garden store under lean to canopy. The integral garage has a front pedestrian door only, creating the workshop, which measures approximately 21'5" x 10'5" (6.55m x 3.20m) maximum with consumer unit, ceiling light and Worcester wall mounted gas central heating boiler, internal door to utility room. There is no garage door. The front drive provides ample off-road parking, the Scott's Pine tree has a tree preservation order in place. There are further flower borders to the front of this property.

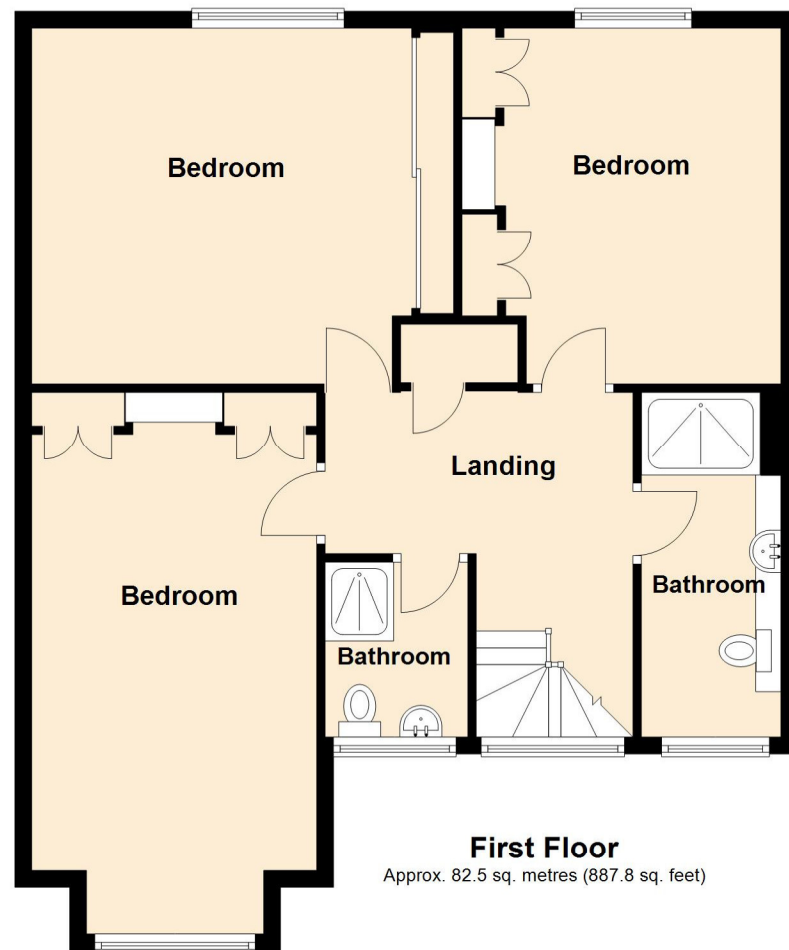
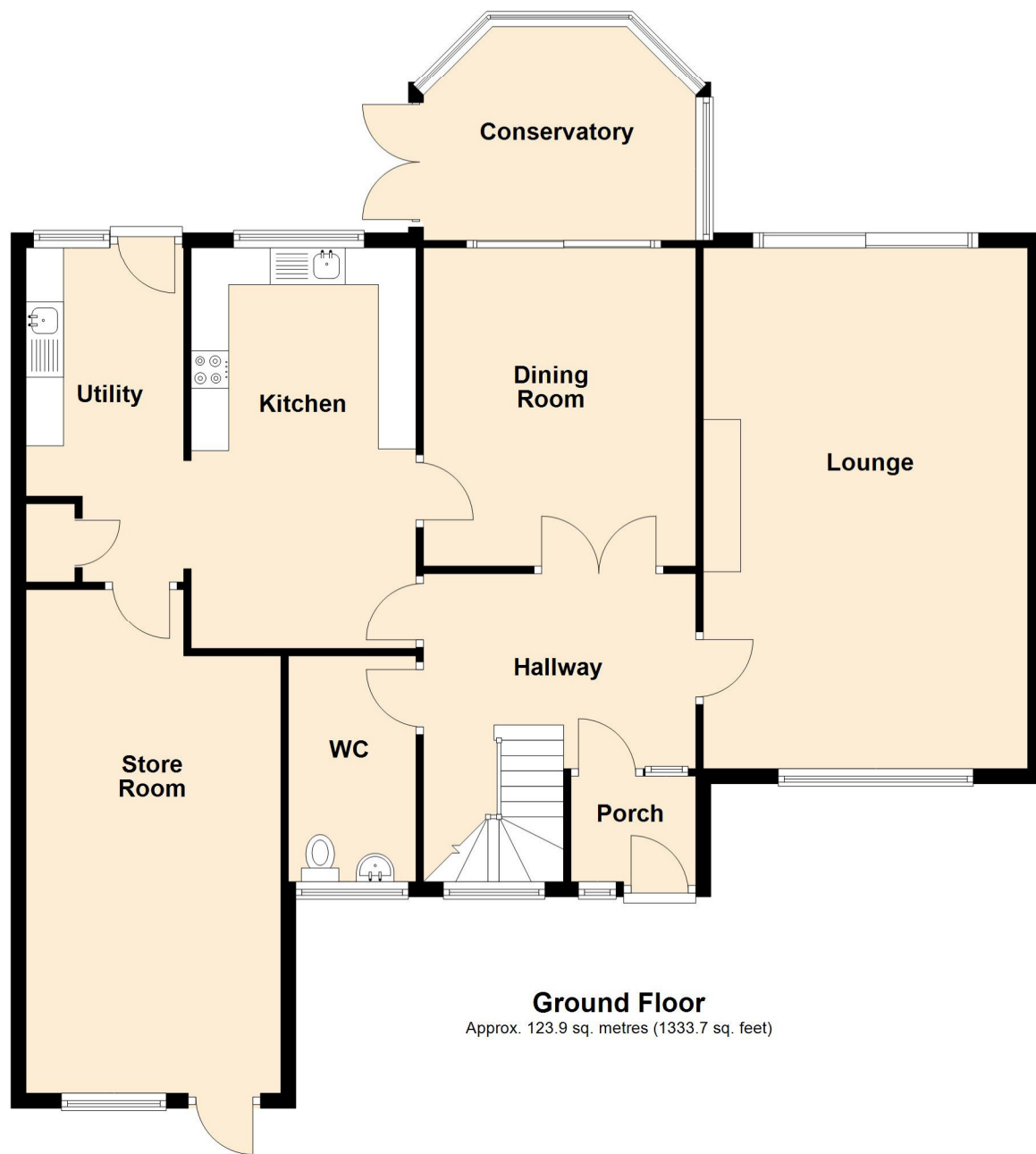
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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 F



Total area: approx. 206.4 sq. metres (2221.5 sq. feet)