



**ESTATE AGENTS**

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**81 Beech Avenue,  
Drakes Broughton,  
Nr Pershore,  
Worcestershire,  
WR10 2BJ**

**For Sale**

**Price £289,950**



**AN IMPROVED AND WELL PRESENTED SEMI-DETACHED  
VILLAGE PROPERTY SET IN A QUIET LOCATION WITH  
OFF-ROAD PARKING AND VIEWS OVER FARMLAND TO  
THE REAR.**

**NO ONGOING CHAIN.**

**Entrance Hallway, Lounge, Kitchen/Diner, Two/Three Bedrooms,  
Bathroom/Shower, Attractive Rear Garden, Brick Paved Driveway,  
Gas Central Heating, Double Glazing.**

**EPC: C (73)**

**COUNCIL TAX BAND: C**

*Residential Sales Particulars*

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**Situation**

Number 81, is situated off Beech Avenue with farmland to the rear and in a quiet location. This property has been transformed by the present owner, having modernised the interior of the property, by incorporating bedroom three into bedroom one, creating dressing area and storage. Bedroom two has fitted wardrobes and the bathroom has been modernised incorporating a shower and modern suite with co-ordinated colour scheme. There is a new Combi boiler in the roof space. Light oak and pine interior doors give a cottagey feeling, together with the internal decorations, which have been well chosen.

There is newly fitted kitchen/dining room with peninsula breakfast bar and inset ceiling lights and double doors leading out into the attractive garden, with its rural views.

The driveway provides off-road parking for vehicles, there is double glazing and gas central heating.

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 seven miles away 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**

**Canopied Entrance** secure front door, with glazed and leaded panels into

**Hallway** with front elevation double glazed window, vertical blinds and panelled radiator. Coat hooks on rails, power point, inset ceiling light. Stairway to first floor. Door into

**Lounge** measuring approximately 12'9" x 12'4" (3.93m x 3.77m) maximum with attractive open fireplace, slate surround and timber mantle shelf with log-effect gas stove inset over slate hearth. Open Reach point, panelled radiator under UPVC bay, double glazed window. Ceiling light point and power points, TV aerial cable. Vertical blinds to front window. Fully glazed timber door leads into





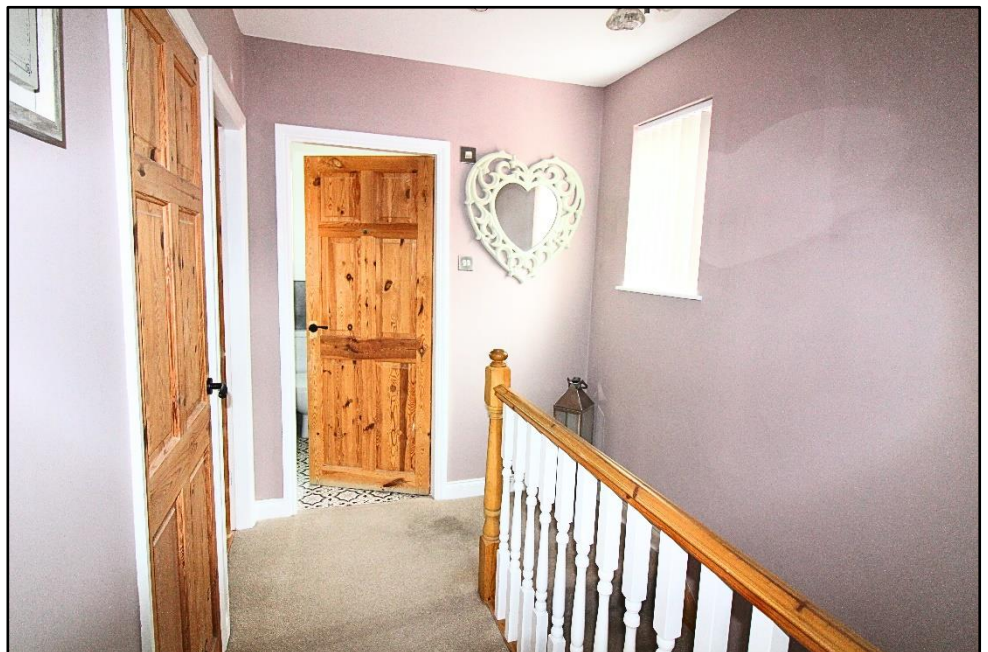
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**Kitchen / Diner** measuring overall approximately 15'6" x 10' (4.75m x 3.04m) . Fitted kitchen with work top surfaces, drawers and storage cupboards under. Plumbing for automatic washing machine. Base level freezer and plumbing for dishwasher. Laminated sink unit with mixer tap and ceramic tiled surrounds. 4-ring ceramic hob with oven and grill under. Glazed splashback and co-ordinated extractor hood over. Wall mounted storage cupboards, ample multi socket power points, rear elevation double glazed UPVC windows overlooking garden. Inset ceiling lights, large, panelled radiator with timber shelf over. Karndean timber-effect floor covering and space for upright fridge / freezer. Peninsular breakfast bar, wall mounted consumer unit and under stair storage with light and power points. Dining area and fully glazed double doors which lead out to garden.



From the hallway, stairway leads up to

**Landing** with side elevation double glazed window, vertical blinds and ceiling light point. Access hatch to roof void. Attractive landing with timber balustrading and pine doors off to





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**Linen Cupboard** with ample slatted shelving.

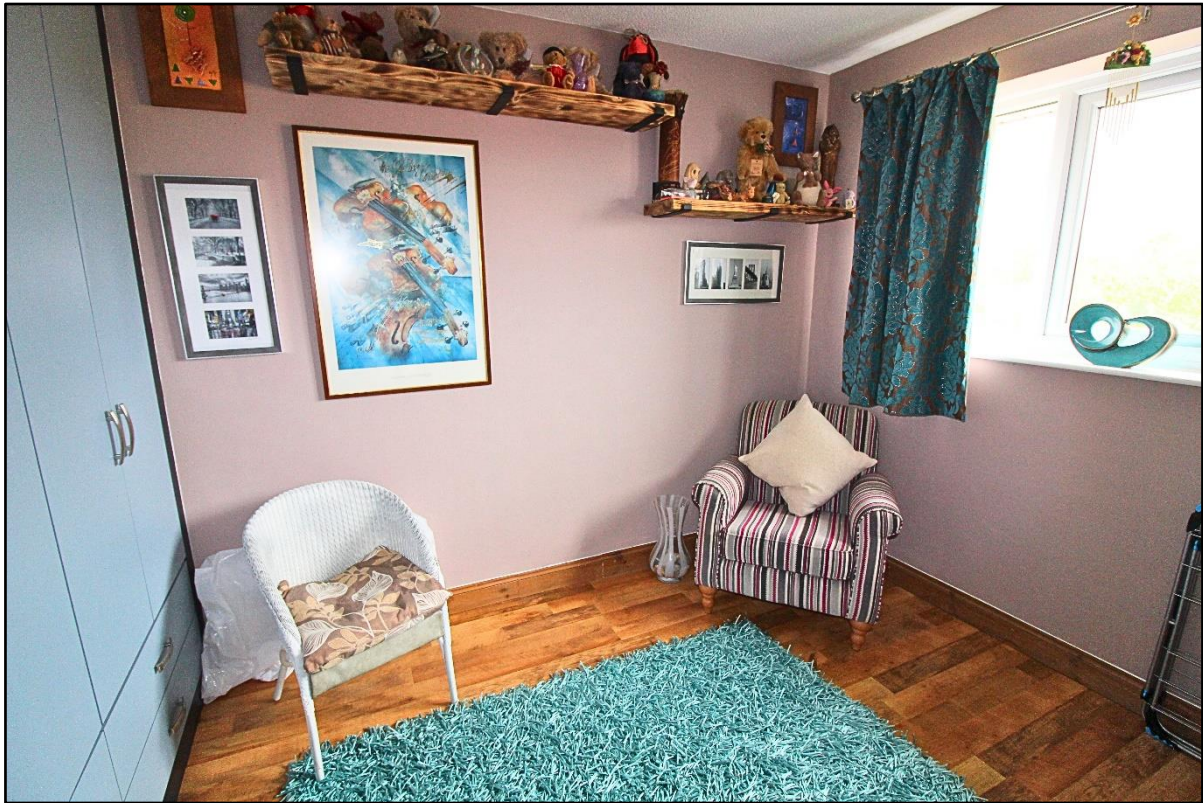
**Bedroom One** measuring overall approximately 15'7" x 11'4" (4.78m x 3.47m) maximum. 2 panelled radiators and vertical blinds to front windows being double glazed. Wall mounted TV aerial point. Multi socket power points, ceiling light and fan. Space for free standing wardrobe cupboards, fitted shelving over stairwell (this bedroom has been extended).





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**Bedroom Two** measuring approximately 8'9" x 9'54" (2.71m x 2.90m) with rear elevation window, panelled radiator and built-in wardrobe cupboards, being double fronted and having base level drawers. Timber style floor covering, inset ceiling lights and dimmer switch.



**Bathroom** comprising walk-in shower with glazed fixed shower screen, wall mounted shower with manual control and inset ceiling lights. Aqua panel surrounds, hand wash basin with mixer tap and storage drawers under. Low flush WC, upright towel rail / radiator. Opaque double-glazed window, extractor fan and linoleum floor covering.





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**Outside The Property**

**Garden**

Being well planned, with paved terrace and lawned area, low maintenance gravel borders, ideal for pots timber garden store, outside sensor light, views over farmland to the rear.



To the front of the property, there is brick paved driveway, providing off-road parking, gated access and closed border fencing to the rear garden. There is pleasant garden frontage.

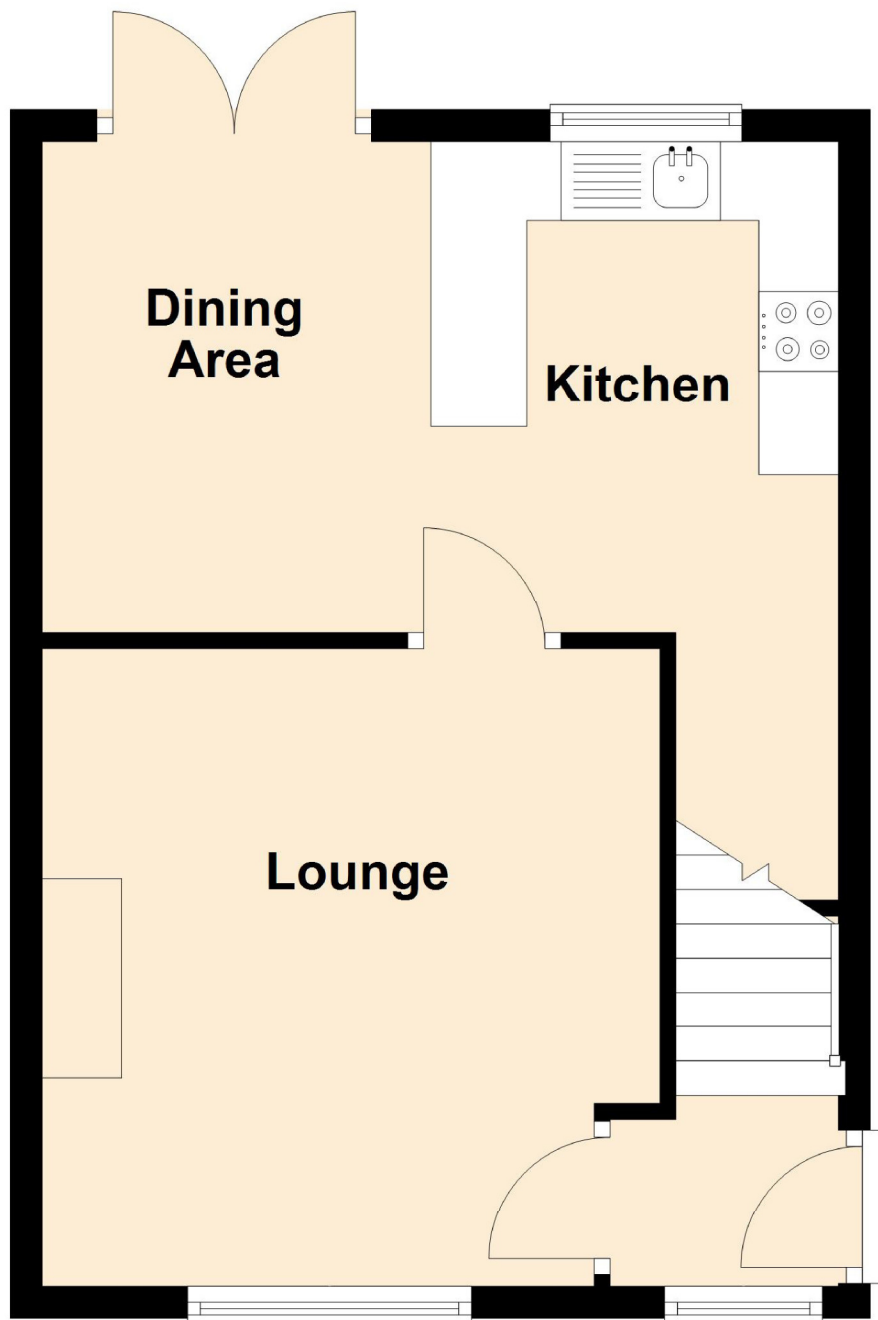
**Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

**Tenure:** The property is freehold

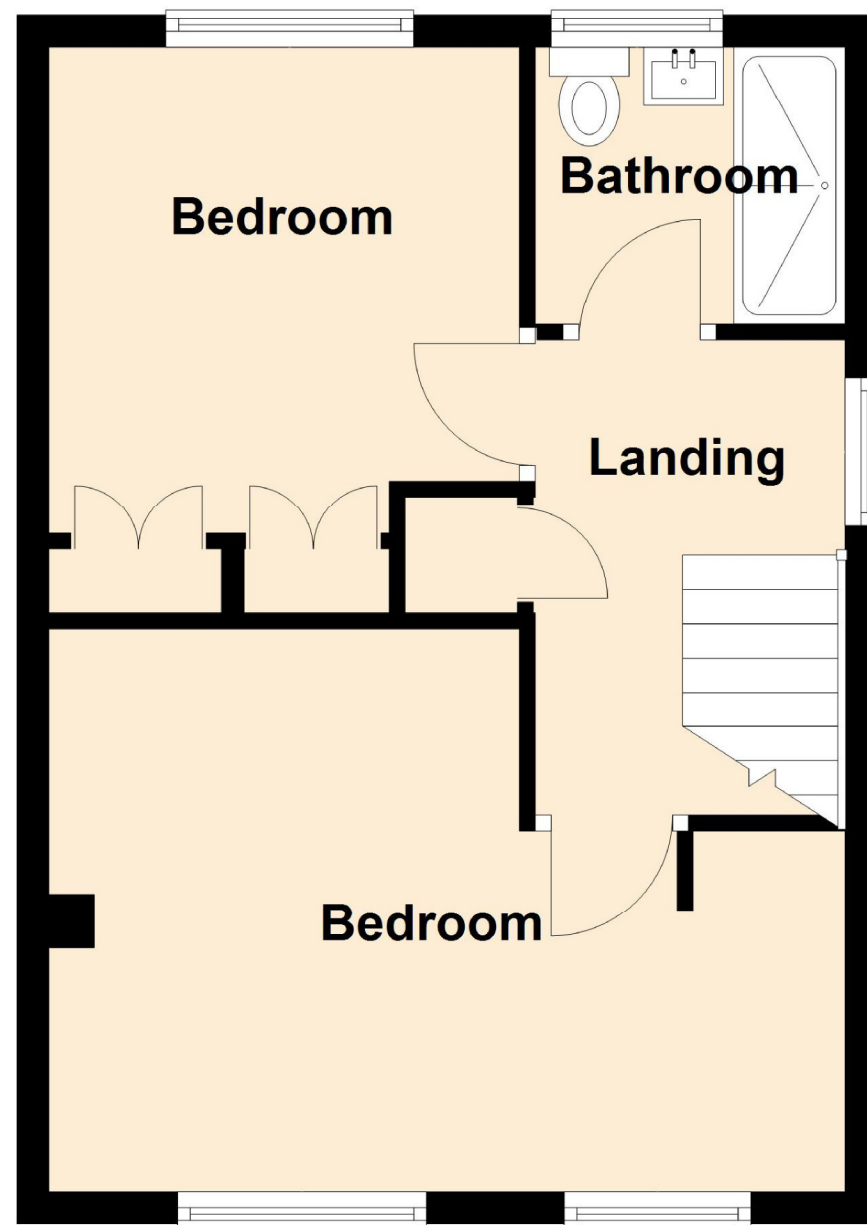
**Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Pershore  
WR10 1PT Telephone 01386 565000

**Council Tax:** Band C



## Ground Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)

Total area: approx. 71.0 sq. metres (764.7 sq. feet)