



ESTATE AGENTS

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4 Krier Fields,
Pershore,
Worcestershire,
WR10 1RP

For Sale

Price £269,950



A WELL PRESENTED SEMI-DETACHED THREE BEDROOM PROPERTY HAVING DRIVEWAY & OFF-ROAD PARKING, PLEASANT SOUTH FACING REAR GARDEN, ACCESS TO EDUCATIONAL FACILITIES & THE TOWN CENTRE.

Canopied Entrance, Hallway, Front Lounge, Cloak Room, Fitted Kitchen Dining Room, Three Bedrooms, Bathroom/Shower, Low Maintenance Garden, Solar Panels, Double Glazing, Driveway.

NO ONGOING CHAIN

EPC: B (83) COUNCIL TAX BAND: C

Residential Sales Particulars

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Situation

Number 4 Krier Fields, is situated with south facing garden, set within this Persimmon Development, being a semi-detached property known as The Hanbury design. The property has good natural light due to the southerly elevation, modern facilities within, useful cloakroom and separate storage area and well-planned accommodation. There are good sized bedrooms and the fitted bathroom has a shower with screen over the bath. There is double glazing throughout and there are solar panels on the roof to assist the economy of the property. Outside the property there is neat frontage and a driveway providing off-road parking and a landscaped garden designed for low maintenance.

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)

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Property Comprises

Canopied Entrance with front door having spy-hole and opaque glazed panels, with security chain and lock into

Hallway with mat-well, panelled radiator, wall mounted solar PV operating switch gear, separate consumer unit, pendant light and multi socket power points. Wall mounted thermostatic control, stairway leading to first floor and door into

Lounge measuring overall approximately 13'7" x 12'1" (4.17m x 3.68m) maximum with front elevation double glazed window having venetian blinds. Panelled radiator with TRV, multi socket power points and pendant light. Feature fireplace with mantelshelf and surround, electric fire inserted over stone hearth. TV aerial socket, BT socket. Door into



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Inner Hallway with pendant light, useful under stair storage cupboard.

Cloak Room comprising pedestal hand wash basin, low flush WC, panelled radiator and extractor fan, ceiling light point.

Further door from inner hallway into



Kitchen / Diner measuring overall approximately 15'4" x 8'8" (4.69m x 2.68m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Plumbing for automatic washing machine and space for fridge/freezer, one and a half bowl single drainer sink unit with mixer tap. Four-burner gas hob top, with ceramic splashback and stainless-steel filter hood over. Multi socket power points, wall mounted storage cupboards. Enclosed Logic combination gas boiler. Rear elevation window with vertical blinds, double panelled radiator. Space for dining table, pendant light, and further multi socket power points.



From the hallway stairs with banister rail lead up to first floor.

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Landing with balustrading, multi socket power points and pendant light. Access hatch to roof void. Linen cupboard with hanging rails.

Bedroom One measuring overall approximately 15'4" x 9'2" (9.69m x 2.80m) with front elevation double glazed windows, roller blinds, double panelled radiator and multi socket power points. Pendant lights.



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Bedroom Two measuring approximately 10'6" x 9'3" (3.23m x 2.83m) with rear elevation double glazed window, roller blind, panelled radiator with TRV. Pendant light and multi socket power points.



Bedroom Three measuring approximately 5'9" x 10'6" (1.79m x 3.23m) with rear elevation double glazed window, roller blind, panelled radiator with TR. Pendant light and multi socket power points.



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Family Bathroom

comprising panelled bath, glazed shower screen, towel rail and support handles, ceramic tiled surrounds. Mira electric shower plumbed in with shower head on wall bracket. Pedestal hand wash basin with tiled splashback. Extractor fan and low flush WC. Opaque glazed window, roller blind, panelled radiator and pull cord light switch.



Outside the Property

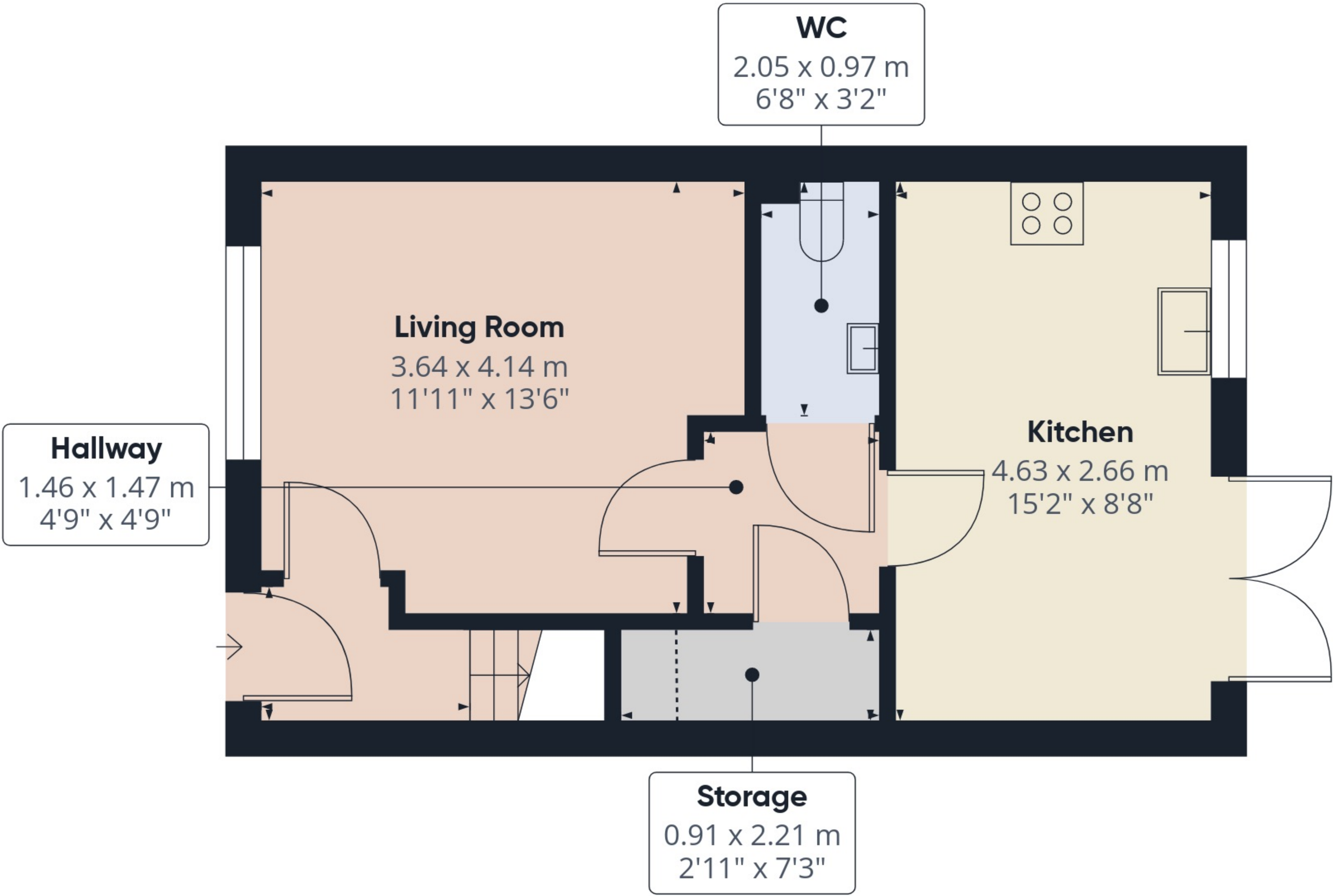
To the rear the garden has been landscaped, now being low maintenance with Welsh slate and low brick retaining borders. There is sandstone patio and paving to sitting area. The garden is enclosed by close border fencing, there is timber garden gate for pedestrian access from the driveway.

To the front of the property there is further Welsh slate and laurel border, there is tarmacadam driveway to the gable end, providing off-road parking.

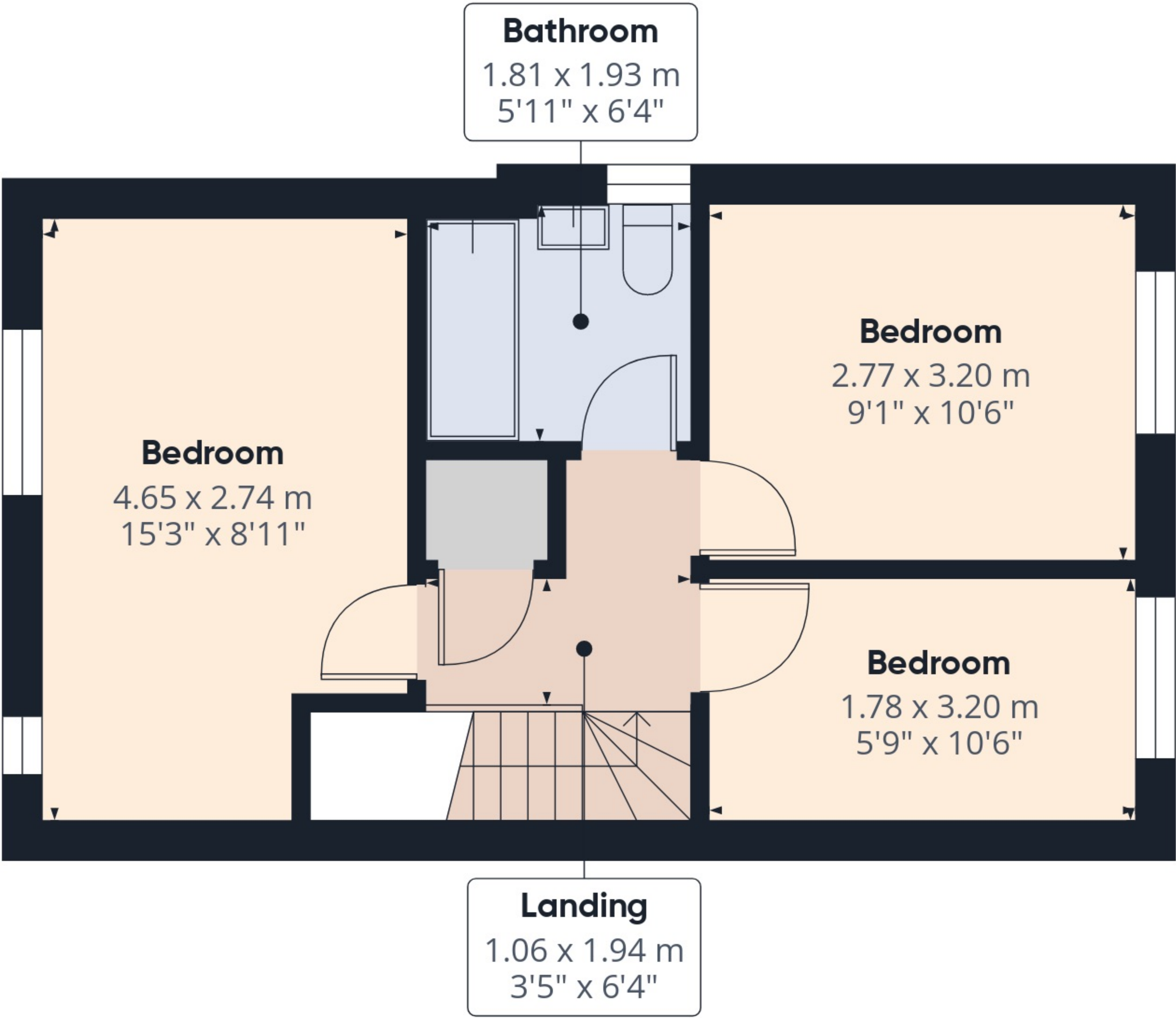


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Services	All mains services are connected to this property. There is gas central heating. Telephones and extension points are subject to BT transfer regulations.
Fixtures & Fittings:	Only those items specified in these details are included in the sale 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



Floor 0



Floor 1

Approximate total area⁽¹⁾

68.8 m²
742 ft²

Reduced headroom

0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.