



ESTATE AGENTS

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18 Head Street,
Pershore,
Worcestershire,
WR10 1DA

For Sale

Price £329,950



A FOUR BEDROOM MODERN TOWNHOUSE SET OVER THREE FLOORS WITH OFF-ROAD PARKING, CARPORT & GARAGE, HAVING GARDEN TO THE REAR & WITHIN WALKING DISTANCE FOR ALL LOCAL AMENITIES.

Canopied Entrance, Hallway, Cloakroom, Good Sized Fitted Kitchen/Dining Room, First Floor Living Room, Four Bedrooms, One En-Suite & Family Bathroom/Shower, Rear Garden.

No Ongoing Chain

EPC: C (77) COUNCIL TAX BAND: D

Residential Sales Particulars

18 Head Stret, Pershore WR10 1DA

Situation

Head Street is a popular residential part of Pershore allowing access to the High Street and Pershore Town facilities. Number 18 is a modern end terraced property, with the accommodation planned over 3 floors and having a driveway, covered area with side door and a garage, with courtesy door to the rear. The property is double glazed and has fitted kitchen/dining room on the ground floor, with double doors leading out to the rear garden, there is cloakroom, with stairs to first floor living room with views. On this floor there are two bedrooms and a family bathroom, further stairs lead up to second floor, with master bedrooms having an En-suite and a further good sized bedroom.

The cottagey garden to the rear, has patio area and steps with retaining wall up to an area of lawn with borders and a feature brick wall which is south facing.

There is gas central heating with radiators in all the rooms.

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 outside light.

UPVC Front Door with leaded glazed panels and door chime into

Hallway with ceiling light point, wall mounted thermostatic control, panelled radiator and power points. (further access door to the side)

Cloak Room with low flush WC, pedestal hand wash basin with mixer tap and tiled splash back. Chrome accessories. Mirror fronted cabinet, venetian blind, opaque glazed window. Extractor fan and consumer unit, ceiling light, panelled radiator.



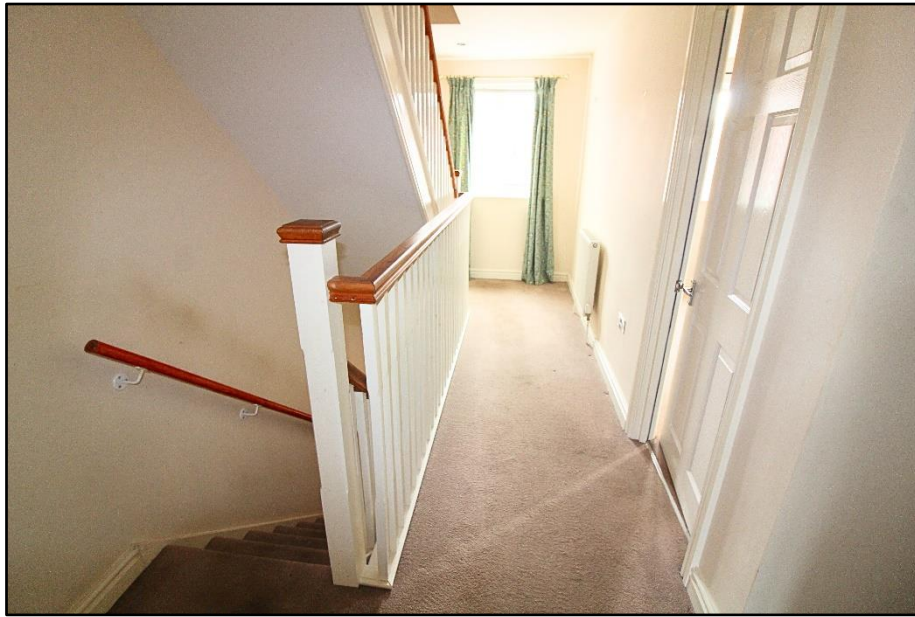
Fitted Kitchen / Dining Room measuring overall approximately 19'3" x 13'5" (5.88m x 4.11m) with useful under stair storage cupboard. Range of fitted kitchen units comprising of work top surfaces, drawers and storage cupboards under. Integral fridge / freezer. Fitted oven and grill, plumbed in dishwasher, space for washing machine, ample power points. Wall mounted Worcester central heating boiler with 24-hour time control (Drayton). Ceramic tiled surrounds, 4-burner gas hob top, wall mounted display cabinets and cupboards. Inset ceiling lights, rear double-glazed window with venetian blind, extractor fan and covered panelled radiator. Ample space for dining table. Fully glazed double doors leading out to garden at the rear.



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

Landing with panelled radiators, inset ceiling lights, front elevation window. Doors off to



First Floor Living Room measuring overall approximately 16'1" x 12'8" (4.90m x 3.90m). Covered panelled radiator, ample multi socket power points, wall light points and inset ceiling lights. Front elevation double glazed windows, with venetian blinds. wall mounted pine book shelving, TV aerial socket. Feature fireplace with timber surround and mantle shelf, gas fire inset over marble hearth. BT point



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Family Bathroom comprising panelled shaped bath, ceramic tiled surrounds and pedestal hand wash basin with mixer tap. Low flush WC, opaque double-glazed rear window with venetian blind. Panelled radiator and chrome towel rail, mirror fronted wall cabinet and glazed shower screen. Shower attachment. Inset ceiling lights, airing cupboard housing Ariston hot water tank (pressurised system plus immersion heater).



On this floor there are two bedrooms.

Bedroom Three measuring approximately 13' x 8'6" (2.96m x 2.62m) with rear elevation double glazed window with venetian blinds, panelled radiator and multi socket power points, Ceiling light and TV aerial socket.



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Bedroom Four measuring approximately 9'9" x 7'1" (3.01m x 2.16m) with rear elevation double glazed window, panelled radiator, TV aerial socket, light and power points.



From first floor there is stairway with banister rail and wall rail up to

Second Floor Landing with ceiling light and tube light

Bedroom One measuring approximately 15'2" x 15'9" (4.63m x 4.84m) to eave height with dormer window and Velux roof light window. Inset ceiling lights, access hatch to roof void. Multi socket power points, BT socket and panelled radiator (views to the Abbey and Bredon Hill).



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En Suite with bidet, low flush WC and pedestal hand wash basin with mixer tap. Tiled splash back and mirror fronted cabinet with down lights. Extractor fan. Walk-in shower cubicle with plumbed-in shower with manual control and shower head on wall bracket. Folding glazed door. Panelled radiator and further storage space.



Bedroom Two measuring approximately 18'7" x 10'1" (5.69m x 3.07m) to eave height with Velux roof light windows, sloping ceiling. Multi socket power points and BT socket, TV aerial socket. Panelled radiator, inset ceiling lights and walk-in wardrobe with light and rail.



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Outside Property

To the front, there is brick paved driveway, hardstanding and Welsh slate frontage behind retaining wall.

Covered Way measuring approximately 12'4" x 8'5" (3.77m x 2.59m) with access door into hallway.

Garage with single up and over door, and measuring internally approximately 15'9" x 8'5" (4.84m x 2.59m) with half opaque panelled glazed rear courtesy door to garden, light and power connected.

Rear Garden approximately 19' wide x 23' (5.79m x 7.01m) in length. With outside tap, paved patio, weather light. Steps lead up to lawned area with borders and having a brick boundary wall as a feature, being south facing.



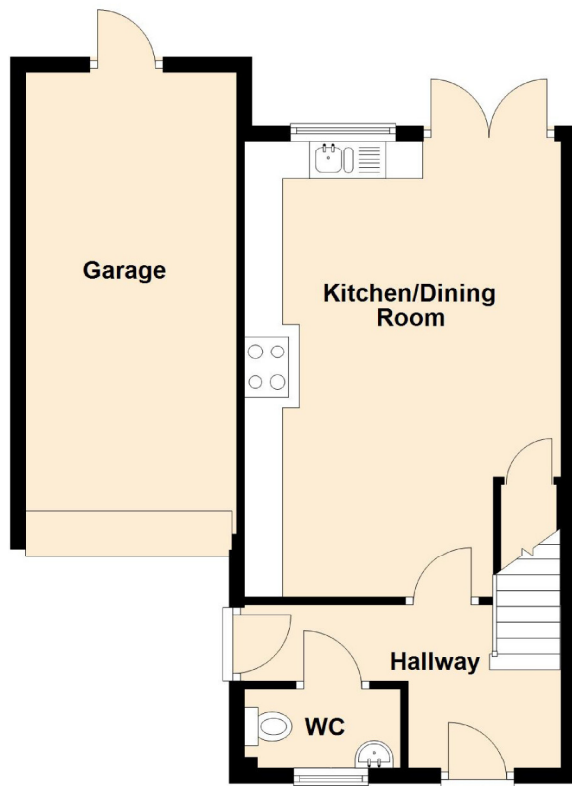
Services All mains services are connected to this property. There is gas central heating. Telephones and extension points are subject to BT transfer regulations.

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

Tenure: The property is freehold

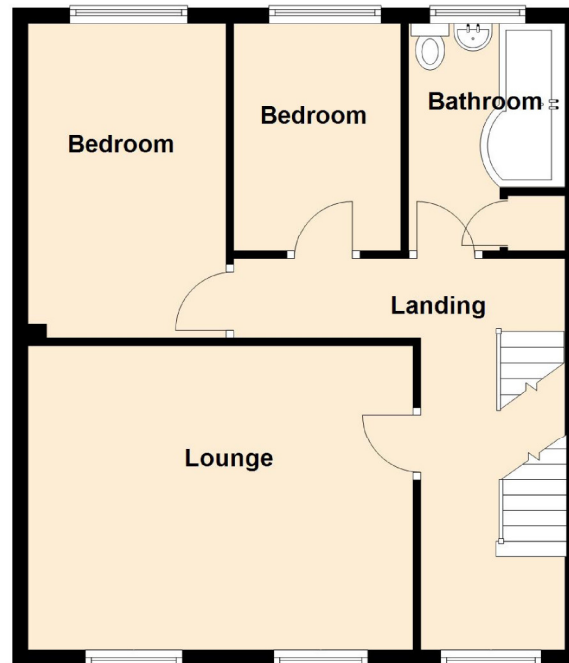
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: **Band D**



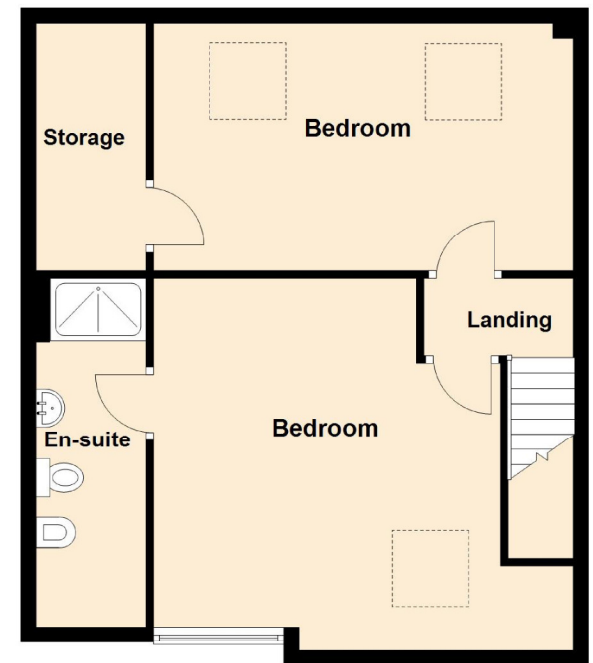
Ground Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.6 sq. feet)



Top Floor

Approx. 57.1 sq. metres (615.1 sq. feet)

Total area: approx. 167.0 sq. metres (1797.4 sq. feet)