



ESTATE AGENTS

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21 Holloway Drive,
Pershore,
Worcestershire,
WR10 1JL

For Sale

Price £495,000



**SET IN AN ELEVATED POSITION A DETACHED THREE/
FOUR BEDROOM EXTENDED PROPERTY WELL
PRESENTED WITH CONSERVATORY OVERLOOKING THE
LANDSCAPED GARDEN, CARPORT & INNER GARAGE,
BRICK PAVED DRIVEWAY & DISTANT VIEWS TO THE
PERSHORE ABBEY & BREDON HILL**

**Entrance Reception, Living Room, Dining Room, Fitted Kitchen,
Useful Glazed Lean To, Bedroom One En-suite, 2 Further Double
Bedrooms, Full Bathroom Suite, Home Office/Bedroom Four,
Pleasant Conservatory, Landscaped Terraced Garden,
Tandem Garaging, Driveway & Frontage**

EPC: ()

COUNCIL TAX BAND: D

Residential Sales Particulars

21 Holloway Drive, Pershore WR10 1JL

Situation

Holloway Drive is a popular residential area of Pershore, being slightly elevated and giving southerly views towards Pershore Abbey and the Cotswolds to the distant view of Bredon Hill.

Number 21 gives easy access to the town's facilities and is detached with front drive and terraced rear garden. These properties are interestingly designed with the living area at a lower level to the bedroom accommodation. An extension by the previous owner provides Bedroom 1, with ensuite, at the upper level and a tandem garage below, which the current owners have converted into an easy access car port and useful lockable storage behind it. The property now presents three double bedrooms, a Home Office/Bedroom 4 and a conservatory attached to the rear.

The property is double glazed and well-presented and in good decorative order. The accommodation is very flexible, with the dining room off the front sitting room and the home office on the top level.

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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21 Holloway Drive, Pershore WR10 1JL

Property Comprises

From driveway paved steps lead up to

Entrance with secure front door, with opaque glazed side panels into

Reception Area with panelled radiator, Karndean laminated floor covering, pendant light, coat hooks on rail and borrowed light inner glazed panels and further door leads into



Living Room measuring approximately 15'5" x 15'9" (4.72m x 4.84m) maximum with front elevation picture window with views to Bredon Hill, double panelled radiator, TV point and multi socket power points. Pendant lights, wall light points and door chime.



Archway through to

21 Holloway Drive, Pershore WR10 1JL

Dining Area measuring approximately 7'8" x 9'6" (2.37m x 2.92m) minimum with opaque glazed panels to front reception, panelled radiator, multi socket power points, Karndean laminated floor covering, being timber style.

Off the living room, there is door into

Fitted Kitchen measuring approximately 14'2" x 7' (4.32m x 2.13m) minimum with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Space for upright fridge / freezer. Oven, induction hob and dishwasher are all Neff integrated appliances. Splashback and enclosed extractor fan over hob. Ample power points, front elevation window with southerly views, roman blind. Panelled radiator, Karndean laminated floor covering. Further useful work top surface with base level storage, wall mounted storage cupboards and inset ceiling lights.



21 Holloway Drive, Pershore WR10 1JL

Half panelled glazed back door leads into

Useful Glazed Lean-to Utility Area with double glazed panel windows, plumbing for automatic washing machine, space for tumble dryer. Ceramic floor covering. Useful shelving, mains cold water supply, ceiling light and meter point. Rear glazed door leads into garden.



From the living room there is balustrading and short stairway up to bedroom accommodation. With galleried effect above the living room. Double panelled radiator, power points, wall mounted thermostatic control, pendant light, access hatch to roof void.



Doors off to

21 Holloway Drive, Pershore WR10 1JL

Bedroom One measuring approximately 12'1" x 15'7" (3.68m x 4.78m) with double panelled radiator, rear elevation picture window with vertical blinds overlooking the garden. Multi socket power points and pendant light.



En-suite comprising low flush WC, vanity unit hand wash basin with storage cupboard under and glazed shelf over. Ceramic tiled flooring. Swish Aquaboard splashbacks. Wall mirror, inset ceiling lights, upright chrome towel rail / radiator. Walk-in shower with sliding door, manual control with shower head on wall bracket. Front elevation windows with distant views. Extractor fan.



21 Holloway Drive, Pershore WR10 1JL

Bedroom Two measuring approximately 10' x 11'5" (3.04m x 3.50m) with rear elevation window, vertical blinds, panelled radiator, light and power points.



Bedroom Three measuring approximately 9'9" x 8'10" (3.01m x 2.46m) with rear elevation window, vertical blinds, panelled radiator, light and power points.



21 Holloway Drive, Pershore WR10 1JL

Family Bathroom measuring approximately 6'10" x 8'2" (1.85m x 2.49m) with ceramic tiled surrounds, low flush WC, pedestal hand wash basin. Panelled spa bath with mixer tap. Mosaic tiled frieze, wall mirror and inset ceiling lights. Opaque glazed window, roller blind and ceramic floor covering. Chrome upright towel rail / radiator, further wall mirror and glazed shelving. Extractor fan and enclosed shower.



Off the landing, there is storage cupboard with coat hooks and enclosing Vaillant gas central heating boiler.

Office / Bedroom Four measuring approximately 10' x 6'10" (3.04m x 1.85m) with ceiling light, panelled radiator and power points.



Sliding patio door leads into

21 Holloway Drive, Pershore WR10 1JL

Conservatory measuring approximately 11'2" x 10'2" (3.41m x 3.10m) with double glazed windows, dual aspect access doors and ceramic floor covering. Light and power points connected, overlooking the garden.



Outside The Property

To the rear there is terraced garden with retaining walls, outside power point, ramped and steps, leisure terrace. There are raised borders for vegetables, a wildlife pond and rockery, all enclosed by closed border fencing and matured hedgerow.



21 Holloway Drive, Pershore WR10 1JL

There is pedestrian side access with security gate, there is water harvesting and storage.

To the front at the property there is brick paved driveway.

Car Port being an extension to the property, connected to light and power and measuring approximately 14'9" x 11'7" (4.54m x 3.56m), gas meter

Inner Garage with up and over door and measuring approximately internally 14'9" x 11'7" (4.54m x 3.56m) connected to light and power, good security being an inner garage beyond the car port.

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**