Main Street
Pinvin

Asking Price: £385,000

- Four-bedroom semi-detached dormer bungalow
- First floor master bedroom with en-suite
- Living room, kitchen and conservatory
- Family bathroom on the ground floor
- Workshop and utility room
- Established fore and rear gardens
- Driveway with parking for four vehicles
- Sought after village location
- Would benefit from some modernisation and has no upward chain

Nigel Poole & Partners

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FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW Living room, kitchen, conservatory, dining room/bedroom, study/bedroom, ideal for flexible living space, a third bedroom and bathroom on the ground floor. First floor master bedroom with en-suite. The kitchen leads to a covered hallway with access to a workshop and a utility room. The driveway has parking for four vehicles. The rear garden is enclosed with a variety of mature planting, a pond and a decked seating area. The property is conveniently located for amenities to include a public house, Asda Pinvin Express, a children's playing field, preschool, primary and middle schools. Easy access to Pershore train station, Worcestershire Parkway train station and motorway links. Approximately 2 miles from Pershore town centre with a wide range of amenities.

Front

Established garden with a Magnolia tree and a loose stone driveway for four vehicles.

Living Room 16' 6" x 15' 11" (5.03m x 4.85m) max

Dual aspect double glazed windows. Fireplace with a living flame gas fire. Two radiators. Wood flooring. Door to the inner hall.

Inner Hallway

Doors to the stairs rising to the master bedroom, three further bedrooms, bathroom and kitchen. Radiator.

Kitchen 12' 5" x 9' 3" (3.78m x 2.82m) max

Obscure double-glazed door to the outer hallway. Double glazed door and window to the conservatory. Wall and base units surmounted by worksurface. One and a half stainless steel sink and drainer with mixer tap. Integrated electric oven and gas hob with extractor fan over. Integrated fridge freezer, wine fridge and washing machine. Tiled flooring. Radiator.

Conservatory 9' 1" x 7' 11" (2.77m x 2.41m)

Built of brick and double-glazed windows. Double glazed French door to the garden. Radiator.

Bedroom/Study 14' 1" x 11' 3" (4.29m x 3.43m) max

Double glazed window to the front aspect. Radiator

Bedroom 12' 10" x 11' 10" (3.91m x 3.60m)

Double glazed window to the front aspect. Fitted furniture. Radiator.

Bedroom/Dining Room 12' 5" x 10' 3" (3.78m x 3.12m) max

Double glazed French doors to the garden. Storage cupboard. Radiator.

Bathroom 7' 11" x 5' 10" (2.41m x 1.78m)

Obscure double-glazed window to the rear aspect. P'shaped bath with a mains fed shower and mixer tap. Vanity wash hand basin and low flush w.c. Tiled splashbacks and flooring. Central heated ladder rail.

Master Bedroom 21' 3" x 18' 10" (6.47m x 5.74m) max

Dual aspect double glazed windows. Vaulted ceiling. Storage to the eaves housing the gas fired Worcester boiler. Radiator. Bi-fold door to the en-suite.

En-suite 8' 7" x 6' 2" (2.61m x 1.88m) max

Double glazed Velux skylight. Vaulted ceiling. Shower cubicle with a Triton electric shower. Vanity wash hand basin and low flush w.c. Fitted storage cupboards. Tiled splashbacks.

Outer Hallway 19' 2" x 4' 0" (5.84m x 1.22m)

Covered hallway with doors to the front and rear of the property. Doors to a workshop and a utility room.

Workshop 14' 3" x 8' 4" (4.34m x 2.54m)

Double glazed window to the front aspect. Vaulted ceiling. Radiator.

Utility Room8' 5" x 5' 5" (2.56m x 1.65m)

Double glazed window to the rear aspect. Space and plumbing for a washing machine. Currently housing the sauna.

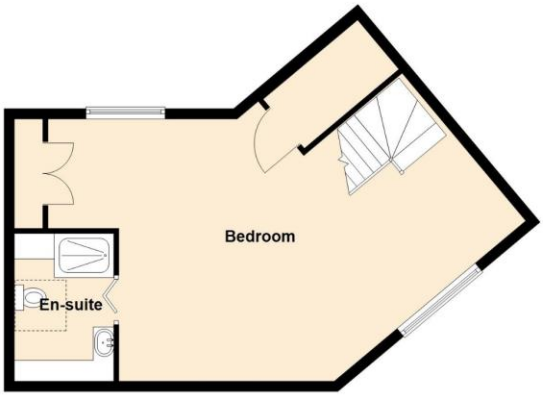
Garden

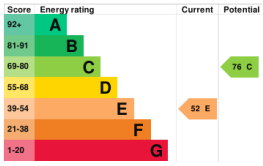
Laid to lawn with planting and a decked patio seating area. Brick built storage and a garden shed.

Tenure: Freehold

Council Tax Band: C

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker and enter postcode WR10 2ES





Total area: approx. 174.4 sq. metres (1876.7 sq. feet)

Identity Checks
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.

MISREPRESENTATION ACT 1991
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