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**The Beeches,**  
**30 Cherry Orchard,**  
**Pershore,**  
**Worcestershire.**  
**WR10 1ET**

**For Sale**

**Price £610,000**



**A DISTINCTIVE DETACHED AND GREATLY IMPROVED FOUR BEDROOM TOWN HOUSE SITUATED CONVENIENTLY FOR HIGH STREET AMENITIES AND WITHIN WALKING DISTANCE OF LOCAL EDUCATIONAL FACILITIES.**

Entrance Porch, Reception Hall , Utility Room, Kitchen/Dining Room, Playroom/Snug, Study, Cloakroom, Main Lounge, Master Bedroom with Dressing Room and En Suite Bathroom, Three Further Good Sized Bedrooms, Family Bathroom, Paved Frontage, Good Sized Garden, Summer House/Workshop, Two Timber Garden Stores, Patio Terrace.

*Residential Sales Particulars*

## **The Beeches, 30 Cherry Orchard, Pershore, Worcestershire WR10 1ET**

### **Situation**

The Beeches is a distinctive town house situated in a good location convenient for both the town centre and local educational facilities and having an outlook to the rear across the wetlands. The property has been the subject of a large extension by the present vendors now providing a well-planned family home with large rooms and modernised to a high standard. The entrance porch is a welcome into the property having a reception hall and large kitchen/dining room being the central hub of the property. There is snug room/television lounge and main lounge having dual aspect windows and access onto the rear patio. There is cloakroom, study and utility room as integral parts of the ground floor. On the first floor, the master bedroom has en-suite dressing room and separate full bathroom suite. There are three further good-sized bedrooms and a family bathroom with shower over the corner bath.

Outside the property there is good sized rear garden with useful summerhouse/workshop connected to power. There are also two further timber garden stores and a backdrop which overlooks the meadowlands.

Planning permission has been granted for a loft conversion to provide two additional rooms and a WC.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and 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.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, 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, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

### **Viewing**

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.

## The Beeches, 30 Cherry Orchard, Pershore, Worcestershire WR10 1ET

### Property Comprises

**Entrance Porch** with three quarter glazed panelled front door, side window and multi socket power points. Panelled radiator and coat hooks on rail, inset LED ceiling lights to opaque panelled glazed door into

**Reception Hall** with parquet floor covering, panelled radiator and inset LED ceiling lights. Under stairs storage area and useful cupboard. Stairway leading to first floor and doors off to

**Utility Room** having coat hooks on rail, high level shelf and inset LED ceiling lights. Panelled radiator, plumbing for automatic washing machine, space for dryer, single drainer stainless steel sink unit with mixer tap, work top surface and shelving over. Alpha gas boiler and side elevation window. Inset ceiling lights.

**Kitchen/Dining Room** measuring overall approximately 25'8" x 15'4" (7.82m x 4.67m) maximum into bay with coved ceiling and ceiling light point. Double panelled glazed windows and fully glazed double doors out to rear. Dimmer switches, TV aerial socket and multi socket power points. Parquet floor covering, breakfast bar and panelled radiator. Opening into large kitchen with range of fitted units comprising work top surfaces, drawers and storage cupboards under. Modern base level carousel unit, built-in Neff dishwasher, AEG ceramic halogen hob top and twin ovens. Microwave and Neff coffee machine. Twin fridge and freezers, wall mounted storage cupboards and front elevation window with Venetian blind. One and a half bowl stainless steel sink unit with mixer tap. Ample multi socket power points, inset LED ceiling lights and Karndean floor covering. Franke extractor system and further fully glazed double doors to rear.

### Dining Room



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**Kitchen**



Inner door from hall leads into

**Playroom/Snug** measuring approximately 12'7" x 14'7" (3.84m x 4.45m) with dual aspect windows, parquet floor covering, panelled radiator. Multi socket power points, TV aerial socket and ceiling light point.

Further door leads into rear lobby with built-in storage cupboard, panelled radiator, inset LED ceiling lights and multi socket power points. Side access door.



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**Study** measuring approximately 6'4" x 12'2" (1.93m x 3.71m) with front elevation opaque glazed window, panelled radiator and inset LED ceiling lights. Power points and BT socket.

**Cloakroom** modern suite with low flush WC, pedestal hand wash basin, tiled splash back. Mirror fronted cabinet and panelled radiator, extractor fan and ceiling lights. Opaque glazed window.

**Main Lounge** measuring overall approximately 12'3" x 18'5" (3.73m x 5.61m) with dual aspect views, fully glazed double doors onto patio. Panelled radiator, multi socket power points, BT socket and TV aerial socket. Inset LED ceiling lights with dimmer switch.



From the reception hall there is split level stairway, front elevation window leading up to



**Landing** with panelled radiator, access hatch to roof void and inset LED ceiling lights.

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**Master Bedroom** measuring approximately 14'9" x 12'8" (4.5m x 3.86m) with rear elevation double glazed window having views over the wetlands. Panelled radiator, light and power points.



**Dressing Room** measuring approximately 11'5" x 12'7" (3.48m x 3.84m) with open fronted, built in units with hanging space and considerable storage, inset LED ceiling lights and multi socket power points, TV aerial socket. Access hatch into loft storage. Velux window, panelled radiator, access hatch to roof void.



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**En Suite Bathroom** with overall measurement of 12'2" x 8'2" (3.71m x 2.49m) comprising low flush WC, panelled Carronite double ended bath with mixer tap and tiled surrounds. Opaque double-glazed front window. Matki walk-in shower with glazed shower screen and ceramic tiled surrounds. Inset LED ceiling lights, extractor fan. Twin hand wash basins in vanity unit with ample storage cupboards, shaver point and wall mounted mirror fronted cabinets.



**Bedroom Two** measuring approximately 15'7" (4.75m) into bay window x 13'6" (4.11m) having rear elevation windows and views of the wetlands. Pendant light and multi socket power points. Double panelled radiator.



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**Bedroom Three** measuring approximately 12'9" x 9'4" (3.89m x 2.84) with rear elevation window providing views over the wetlands. panelled radiator, light and power points. Built-in mirror fronted wardrobe cupboard.



**Bedroom Four** measuring approximately 7'4" x 10'5" (2.24m x 3.18m) with dual aspect double glazed windows with Venetian blinds. Panelled radiator, light and power points. BT socket.

**Family Bathroom** comprising corner bath with patterned ceramic tiled surrounds. Triton electric shower, shower curtain and rail. Inset LED ceiling lights and extractor fan. Upright chrome radiator/towel rail, pedestal hand wash basin and low flush WC. Front elevation opaque double-glazed window and pull cord light switch.



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**Outside the Property**

To the front there is brick paved frontage, ample off-road parking, beech hedge screening, lights and door chime.

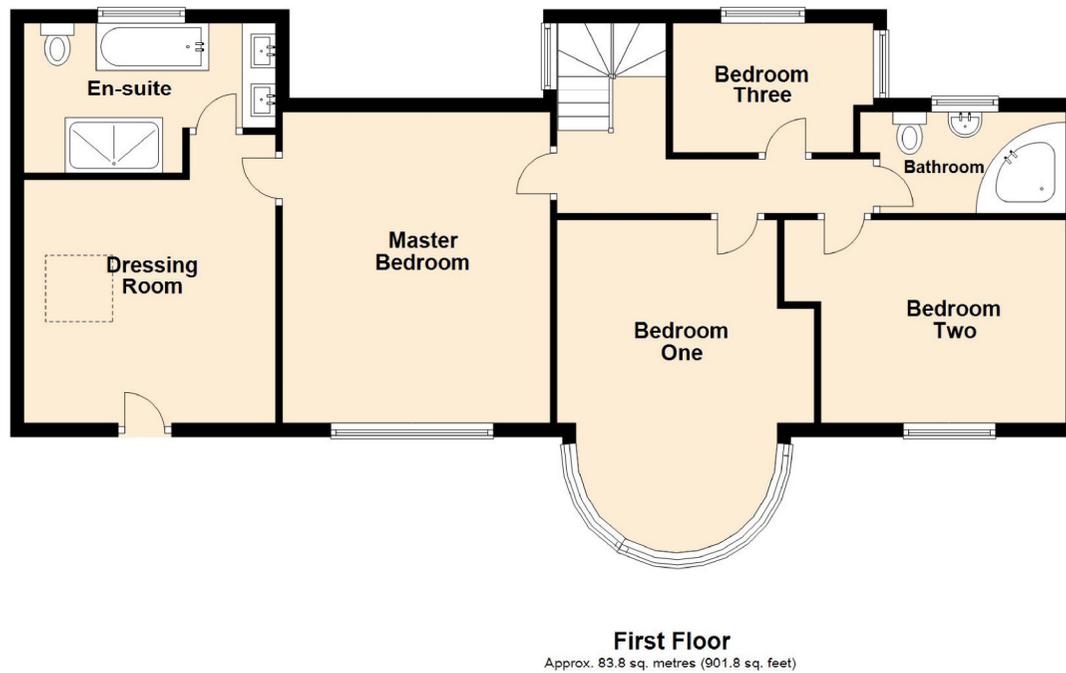
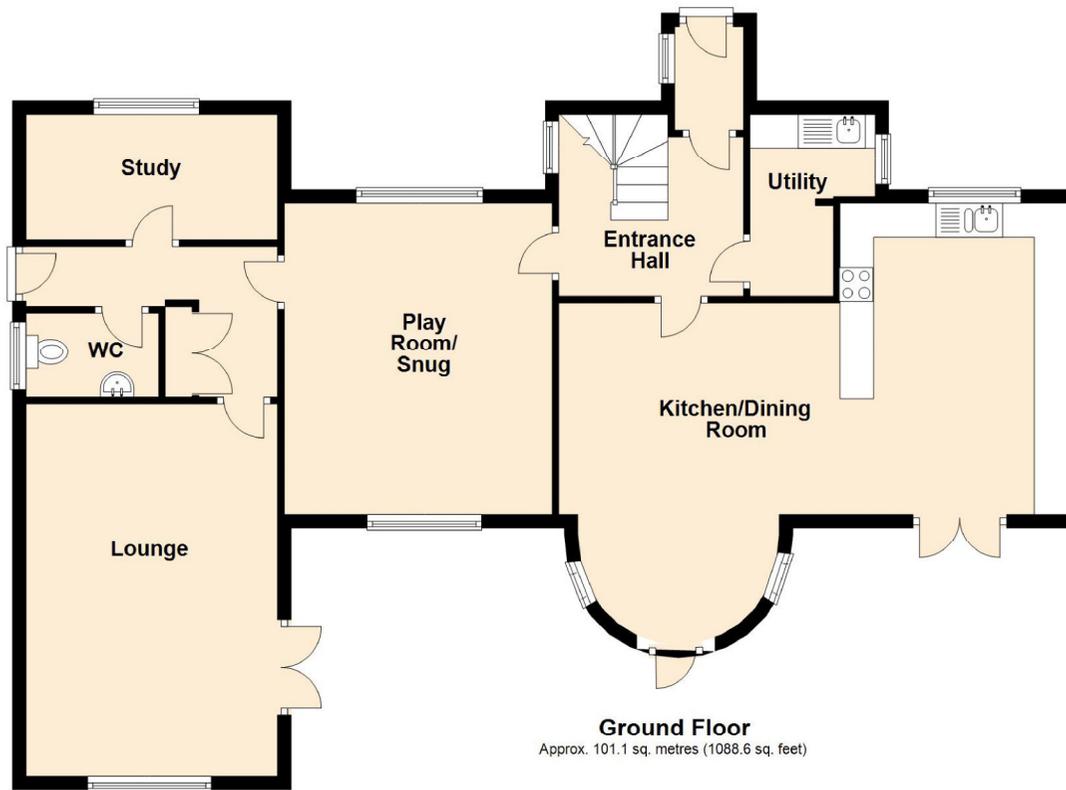
There is pedestrian access to the south gable with further exterior lights and mains tap.

**The Rear Garden** is mainly laid to lawn with steps leading down from terraced area immediately to the rear of the house which is accessed from the main lounge, the breakfast room and the kitchen. Useful waterproof double power point. Within the garden there is a summer house/office/playroom connected to power and has glazed double doors and measures internally approximately 14'0" x 12'9" (4.27m x 3.89m). A multi-purpose building and insulated. There are two further modern garden stores measuring 9'8" x 8'0" (2.95m x 2.44m) and the second measuring 8'0" x 6'0" (2.44m x 1.83m). There is picket fence to the bottom of the garden and beyond this is the meadowland leading down to the river.



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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,  
Persnore  
WR10 1PT Telephone 01386 565000
- Council Tax:** **Band E**



Total area: approx. 184.9 sq. metres (1990.4 sq. feet)