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**7 Avon Green**  
**Wyre Piddle**  
**Near Pershore**  
**Worcestershire**  
**WR10 2JE**

**For Sale**

**Price £365,000**



**An Extended Much Improved, Detached Four Bedroom, Family Home.  
Set off the Green within this Popular Avonside Village having Three Reception  
Rooms, Conservatory, Integral Garage, Workshop and Attractive Garden.**

Recessed Porch, Reception Hall, Cloakroom, Study, Lounge, Dining Room, Conservatory, Fitted Kitchen with Breakfast Room, Utility Room, Master Bedroom with En Suite, Three Further Bedrooms, Family Bathroom, Rear Garden, Garage, Workshop, Cavity Wall Insulation.

## **7 Avon Green, Wyre Piddle, Near Pershore, Worcestershire, WR10 2JE**

### **Situation**

Number 7 Avon Green has been in the ownership of the present vendor for some years and has been the subject of much improvement in recent years, to include a master bedroom with en suite bathroom and garage facility with attached workshop. The property is double glazed and has cavity wall insulation and attention to the electrics and the flat roofs has been carried out quite recently. The loft space is boarded and has acquired a Velux roof window. The garden has been well planned with feature ornamental pond and sitting area together with specimen shrubs and plants. There is gas central heating and the property is well presented and has been well maintained.

The village of Wyre Piddle has a popular riverside position and has a local pub, small hotel and guest house within the village. There is a marina and Pershore rugby club playing fields down on the meadow lands where there is also pedestrian footpath to Pershore along the river.

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.

Off Station Road there is the railway link to London Paddington or Worcester. The new Worcestershire Parkway Station is being developed to improve the access and destinations to the south west, the north east, London and the Themes Valley. So significantly enhancing Worcestershire's connectivity to outline 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 and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

**The Property Comprises Of**

Recessed entrance porch to

**Front Door** having leaded double-glazed panel and opaque side panels, security lock and chain.

Into

**Reception Hall** with dado rail, double panelled radiator, coved ceiling, light and power points.

**Cloakroom** with low flush WC, opaque double-glazed window, wall mounted hand wash basin with tiled splash back and storage cupboard under. Chrome towel rail, ceiling light and ceramic floor covering, stop cock and water meter.

**Study** measuring approximately 8' x 9'4" (2.44 x 2.87m) with front elevation double glazed window, panelled radiator, coved ceiling, light and power points.

**Kitchen** measuring overall approximately 14' 9" x 8'10 (4.54 x 2.47m) having range of fitted kitchen units comprising of work top surfaces, drawers and storage cupboards under. Built-in fridge/freezer and dishwasher. 2 ½ bowl stainless sink unit with mixer tap. Wall mounted storage cupboards and display cabinets. 5-burner gas hob top with extractor hood over. Patterned tiled surrounds. Fitted twin ovens with grill. (AEG), further wall mounted storage cupboards and shelving. Ample multi socket power points. Rear elevation double glazed windows. Coved ceiling and light points, Karndean floor covering and opening into



**Breakfast Room** measuring approximately 8'2" x 6' (2.50 x 1.83m) with panelled radiator, opaque double-glazed window with roller blind. Light and power points.

Fully glazed door leads into

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**Utility Room** measuring approximately 10' x 8'5" (3.05 x 2.59m) with further range of work top surfaces with drawers and storage cupboards under. Plumbing for automatic washing machine. Space for tumble dryer. Ceramic tiled surrounds. Dual elevation double glazed windows overlooking the garden. Wall mounted storage cupboards. Space for freezer. Wall mounted Worcester gas boiler, ceiling light point. Half panelled glazed rear access door with cat flap to rear garden.



Off the reception hall, panelled glazed door leads into

**Lounge** measuring approximately 14" x 11' 9" (4.27 x 3.63m) with front elevation double glazed window having vertical blinds. Double panelled radiator, coal effect gas fire with mantel shelf and marble hearth. Multi socket power points, TV aerial socket, coved ceiling and wall light points. Archway through to



**Dining Room** measuring approximately 9' x 13'10" (2.74 x 3.99m) with double panelled radiator, coved ceiling and pendant light point. Multi socket power points. Fully glazed sliding patio door with side panel into

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**Dining Room**



**Conservatory** measuring approximately 11'x 10'5" (3.35 x 3.20m) hexagonal in shape with UPVC double glazed windows over brick plinth, having ceramic floor covering and double doors into garden. Polycarbonate roof, roller blinds, multi socket power points and light point.



From the reception hall, stairway with bannister rail and balustrading leads up to first floor with dado rail. Split level stairway with front elevation double glazed window leads onto

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**Landing** having power point, ceiling light, spindle balustrade. Access hatch to boarded roof void. Airing cupboard housing lagged hot water tank, Honeywell 24-hour time control and ample slatted shelving.

**Master Bedroom Suite** with door off the landing to individual access to bedroom measuring approximately 12'9" x 15'4" (3.93 x 4.69m). Dormer window and side elevation window, Venetian blinds. Built-in wardrobe cupboards and dressing table, drawers and bedside tables. Panelled radiator, ceiling light point, multi socket power points and TV aerial socket.



**En Suite Bathroom** comprising of walk-in shower, ceramic tiled surrounds, sliding screen door, upright chrome towel rail/radiator. Low flush WC. Circular hand wash basin with mixer tap on bench style dresser with towel rail and storage cupboard under. Ceramic tiled surrounds, extractor fan, ceiling light and Heatstore blow heater. Shaver point and wall mirror, ceramic floor covering.



**Bedroom Two** measuring approximately 11'2" x 11'9" (3.41 x 3.63m) with front elevation double glazed dormer window, panelled radiator, light and power points.

**Bedroom Two**



**Bedroom Three** measuring approximately 10'2" x 10'10" (3.11 x 3.33m) with front elevation double glazed dormer window, panelled radiator, light and power points.

**Bedroom Four** measuring approximately 8'7" x 9'2" (2.65 x 2.80m) with rear elevation double glazed dormer window, panelled radiator, light and power points, built-in wardrobe cupboard.

**Bathroom** comprising of panelled bath with mixer tap. Electric shower with shower curtain and rail. Ceramic tiled surrounds, pedestal hand wash basin and low flush WC. Panelled radiator, towel rail and shelf. Wall mirror, shaver point. Opaque double-glazed window with roller blind, pull cord light switch.

**To the Front of the Property**

There is paved walkway from the garage and to the front door. There are shrubs and seasonal plants, and pedestrian access along the gable side for bins. There is lighting to the outside of this property.

**To the Rear of the Property**

There are paved patio areas, sitting areas and south west facing garden. Much care and attention has been put into the garden design. Featuring ornamental pond with rockery and water feature. There are specimen shrubs and flowers from palm to maple and a multi variety apple tree.

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**Garden**



**Attached Garage** accessed from the front of the property. With electric up and over door and measuring approximately 17' x 13' (5.18 x 3.96m) with rear window and courtesy door into the garden. Light and power connected.



**Attached Workshop/Garden Store** measuring overall approximately 15' x 8' (4.57 x 2.44m) with useful work top surface and storage cupboards, light and power. Shelving.

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**The Rear of the Property**



**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 E**

**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.

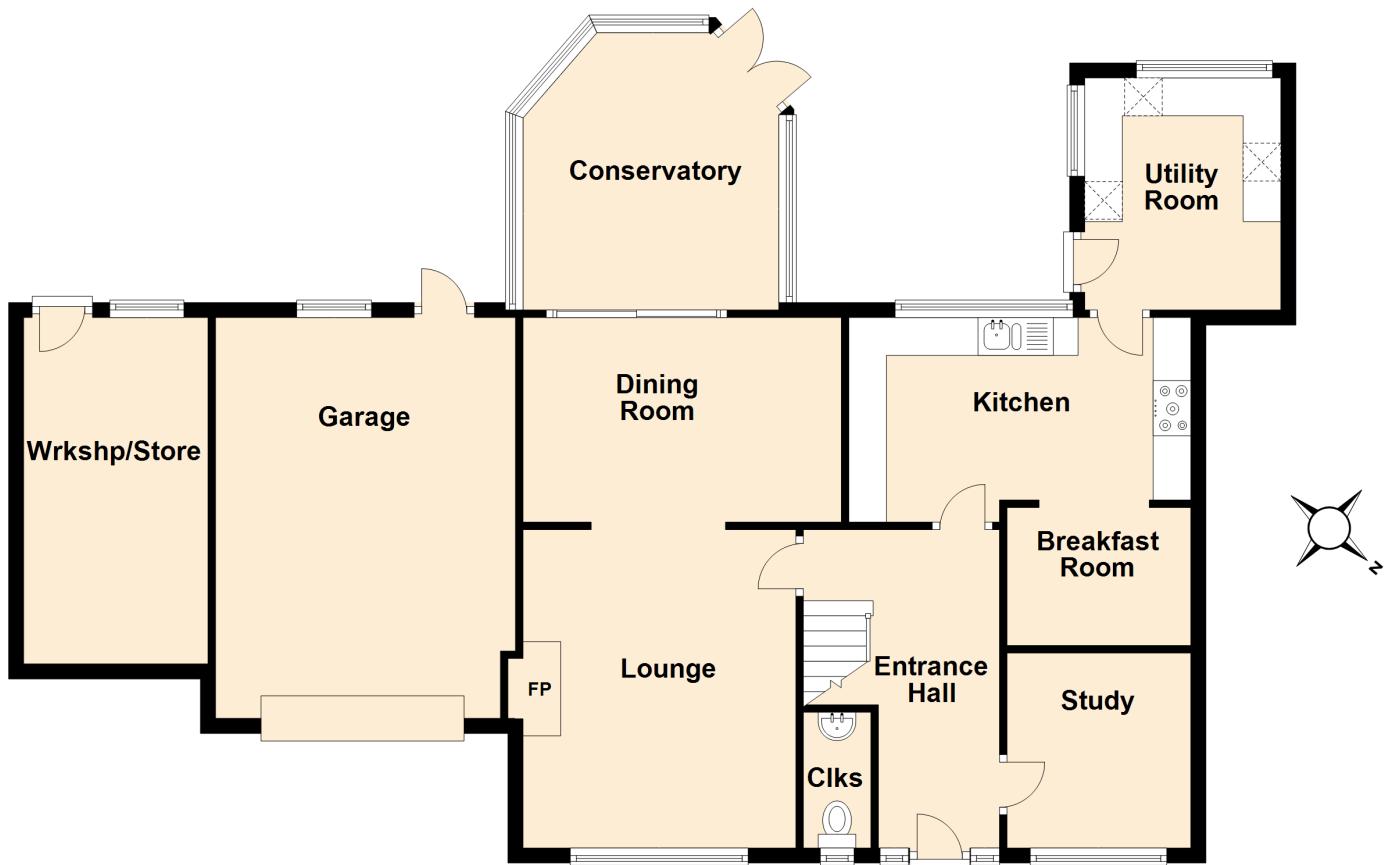
**Estate Agents Act 1991 (Misrepresentations Act 1967)**

(Conditions under which particulars are issued)

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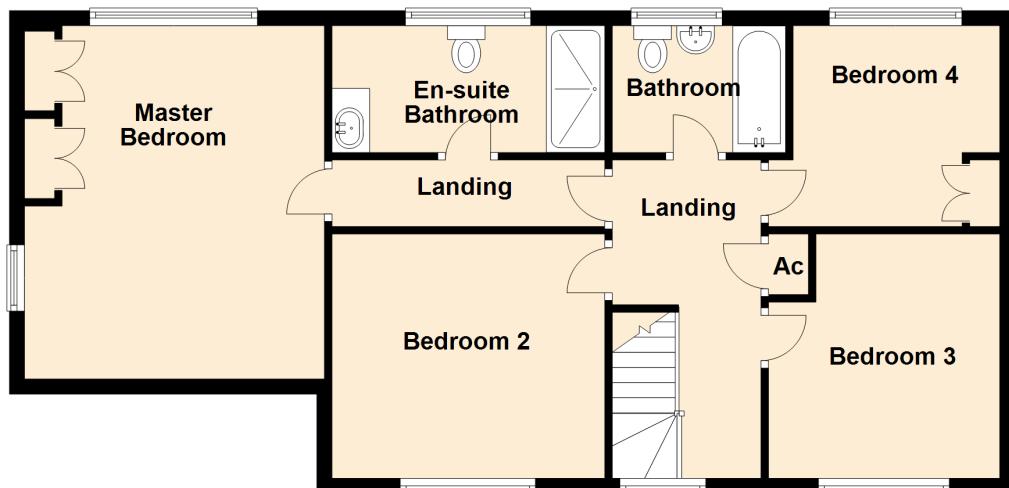
### Ground Floor

Approx. 115.2 sq. metres (1240.2 sq. feet)



### First Floor

Approx. 73.4 sq. metres (790.0 sq. feet)



Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.  
Plan produced using PlanUp.

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