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Crown Court  
Eckington  
Worcestershire  
WR10 3AN

For Sale

Price £299,950



**A GRADE 11 LISTED PERIOD PROPERTY,  
HAVING BEEN DIVIDED INTO FOUR FLATS .  
PARKING FOR FOUR VEHICLES.  
SITUATED OFF CHURCH STREET AND SET WITHIN THIS  
POPULAR RURAL VILLAGE.**

*Residential Sales Particulars*

## **Crown Court, Eckington WR10 3AN**

### **Situation**

Crown Court is a listed building and situated off Church Street, being a prominent property within this pleasant, popular village.

This decommissioned public house, situated next to the church has been converted into four flats, two on the ground floor and two on the first floor. These flats are in need of modernisation but have always had good tenants who have stayed long term and enjoyed the surroundings and the village.

The parking and access is to be determined but allocated to the rear of the property as four parking spaces.

North House, the adjacent building and the orchard behind has planning consent to redevelop and this should begin in 2017.

Eckington is a successful village and supports local public houses, a village stores and church. Together with recreation ground and modern active village hall. The village is situated on the west side of Bredon Hill and gives access to Tewkesbury and Pershore. There are also scenic walks along the banks of the River Avon from the famous old Eckington Bridge.

### **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 viewings on a Monday only.

### **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.

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### The Property Comprises Of

The flats are approached through double doors and under the archway into the rear yard.

#### FLAT 1

**Entrance** from the inner courtyard with half panelled glazed front door and stairs up to first floor hallway, there is bannister rail and ceiling light. At the top of the stairs there is opaque panelled glazed door to

**Hallway** ceiling light, access hatch to roof void, multi socket power point, step and inner door to

**Lounge/Dining Room** measuring approximately 11' 8" x 13' 4" (3.60 x 4.08m) with front elevation window, secondary double glazing, light and power points, night storage heater, TV aerial socket, BT socket, door into

**Kitchen / Breakfast Room** measuring approximately 10' 2" x 12' (3.11 x 3.66m) having a range of fitted kitchen units, work top surfaces, drawers and storage cupboards under. Plumbing for automatic washing machine, storage for fridge, electric cooker point. There is rear elevation window and single drainer stainless steel sink unit. Wall mounted units with white ceramic tiled surrounds. Airing cupboard housing lagged hot water tank and ample slatted shelving

From the hallway, doors lead off to

**Bedroom One** measuring approximately 9' 9" x 8' 3" (3.02 x 2.53m) with rear elevation window, secondary double glazing, night storage heater, light and power points and built-in storage cupboard.

**Bedroom Two** measuring approximately 8' 6" x 8' 3" (2.62 x 2.53m) maximum, with front elevation window, secondary double glazing, night storage heater, light and power points.

**Bathroom** comprising of panelled bath, Mira Sport electric shower over, ceramic tiled surrounds, low flush WC and pedestal hand wash basin with tiled splashback. Night storage heater, corner shelving, extractor fan, mirror fronted cabinet, ceiling light and pull cord light switch.

#### FLAT 2

**Entrance** via courtyard to the rear, into

**Hallway** with stairs and bannister rail up to first floor reception area

**First Floor** reception area/hallway with ceiling light and doors off to

**Kitchen** measuring approximately 12' x 8' 1" (3.66 x 2.47m) with rear elevation window, night storage heater, fitted kitchen with work top surfaces, drawers and storage cupboards at base level. Plumbing for automatic washing machine, storage for fridge. Electric cooker point. Wall mounted storage cupboards. Extractor fan, air vent, ceramic tiled surrounds, chimney breast intrusion, light and power points.

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**Lounge** measuring overall approximately 13' 2" x 9' 6" (4.02 x 2.93m) with front elevation window, exposed ceiling timber and light points. Night storage heater. TV aerial socket and power points.

**Bedroom One** measuring approximately 12' 2" x 10' 4" (3.72 x 3.17m) with rear elevation window, night storage heater, light and power points.

**Bedroom Two** measuring approximately 9' 2" x 6' (2.80 x 1.83m) with front elevation window, night storage heater, light and power points.

**Bathroom** comprising of panelled bath, Triton shower over, shower screen, side elevation window, low flush WC and pedestal hand wash basin. Night storage heater, airing cupboard housing lagged hot water tank with immersion heater and ample slatted shelving.

### **FLAT 3**

**Ground Floor** entrance from the courtyard with half panelled glazed door and security lock into hallway. Ceiling light and doors off to

**Sitting Room** measuring approximately 12' 2" x 13' 3" (3.72 x 4.05m) into sealed Inglenook fireplace with timber beam over, slate hearth, side elevation double glazed window, night storage heater, exposed ceiling beam and light point. Multi socket power point, BT socket and TV aerial socket.

**Kitchen** measuring approximately 6' 9" x 8' 5" (2.10 x 2.59m) with further side access door. Window with secondary glazing. Fitted kitchen with work top surfaces, drawer and storage cupboards under. Single drainer stainless steel sink unit, ceramic tiled surrounds. Multi socket power points and wall mounted storage units. Extractor fan, electric cooker point. Plumbing for automatic washing machine.

**Inner Hall** with multi socket power point and night storage heater.

**Bedroom One** measuring approximately 10' 5" x 11' 6" (3.20 x 3.53) with night storage heater, double glazed window, light and power points. Built in airing cupboard housing lagged hot water tank with immersion heater and slatted shelving.

**Bedroom Two** measuring approximately 7' 7" x 9' 3" (2.35 x 2.83m) with rear elevation double glazed window, night storage heater, light and power points.

**Bathroom** comprising of panelled bath, Mira shower over, shower screen, low flush WC and pedestal hand wash basin with tiled splashback. Night storage heater, extractor fan and light point.

### **FLAT 4**

**Entrance** to the front of the building, with red solid timber front door into

**Entrance Porch** with coat rail, ceiling light, quarry tiled floor, half panel glazed inner door to

**Hallway** with ceiling light, door chime and doors off to

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**Sitting Room** measuring approximately 13' 3" x 11' 5" (4.05 x 3.50m) with night storage heater, bay window with secondary double glazing. Second window. Light and power points.

**Kitchen** measuring approximately 6' 7" x 10' 2" (2.04 x 3.11m) with built in work top surfaces, drawers and storage cupboards under. Plumbing for automatic washing machine, electric cooker point, rear elevation window, wall mounted storage cupboards. Ceramic tiled surrounds. Ample power points. Airing cupboard housing lagged hot water tank, ample slatted shelving with immersion heater.

**Bathroom** with panelled bath, Mira Sport electric shower over, ceramic tiled surrounds, shower screen and curtain. Low flush WC, pedestal hand wash basin with tiled splashback. Mirror fronted cabinet, night storage heater and extractor fan.

**Bedroom 1** measuring approximately 7' 2" x 12' 3" (2.19 x 3.75m) front elevation window, with secondary double glazing, night storage heater, light and power points.

**Bedroom 2** measuring approximately 5' 3" x 12' 2" (1.61 x 3.72m) side elevation window with secondary double glazing, night storage heater, light and power points.

### **Outside**

There will be reallocated parking for four vehicles. Under the archway there are independent meter points.

**Cellar** access is from under the archway. (public house cellar)

### **Outbuildings**

**Store number 1** measuring 6' 5" x 12' (1.98 x 3.66m) – useful storeroom with plumbing for automatic washing machine, light and power.

**Store number 2** measuring 12' x 4' (3.66 x 1.22m) maximum. being L-shaped storage, light and power,



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**NB:** Capable of generating £21,840 Per Annum in its present condition. We are confident these flats have the potential to achieve a higher income subject to refurbishment.

**Services:** Mains water, electricity and drainage are connected to this property.

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

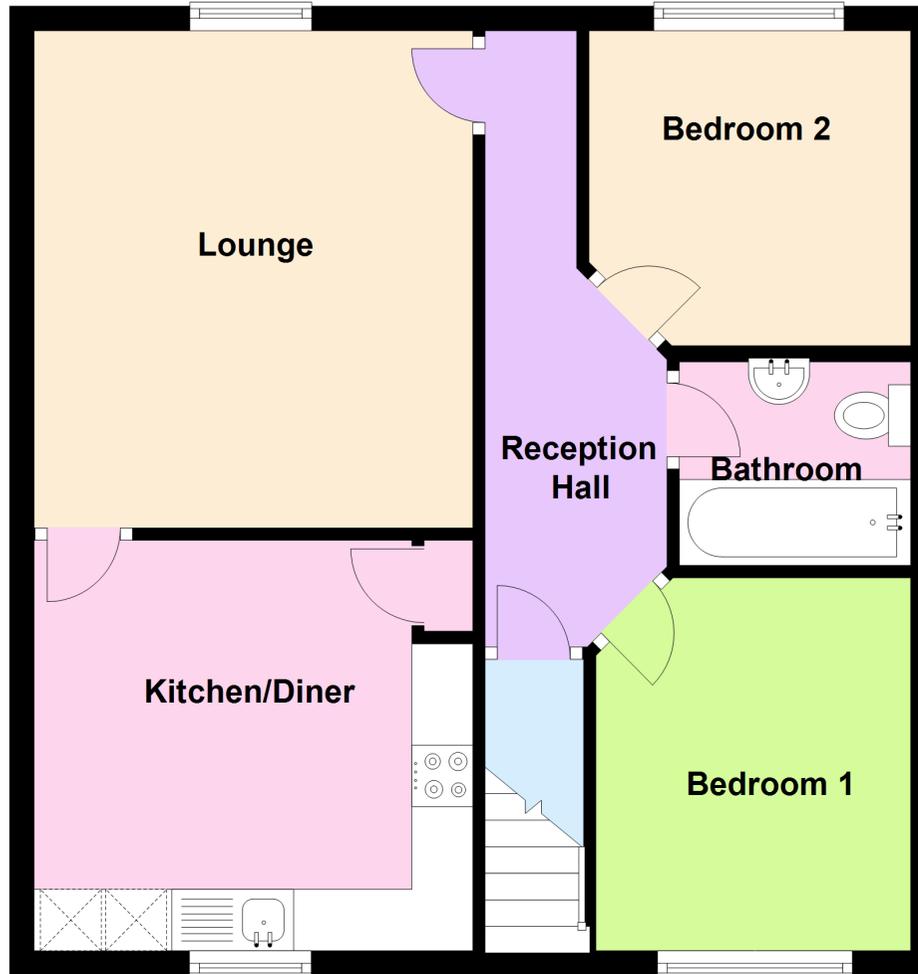
**Tenure:** The property is freehold.

**Local Authority:** Wychavon District Council  
The Civic Centre  
Queen Elizabeth Drive,  
Persore  
WR10 1PT  
Tel: 01386 565000

**Council Tax:** Independently banded.

# Floor Plan

Approx. 53.1 sq. metres (571.4 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.

**Flat 1 , Crown Court, Eckington**

# Ground Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



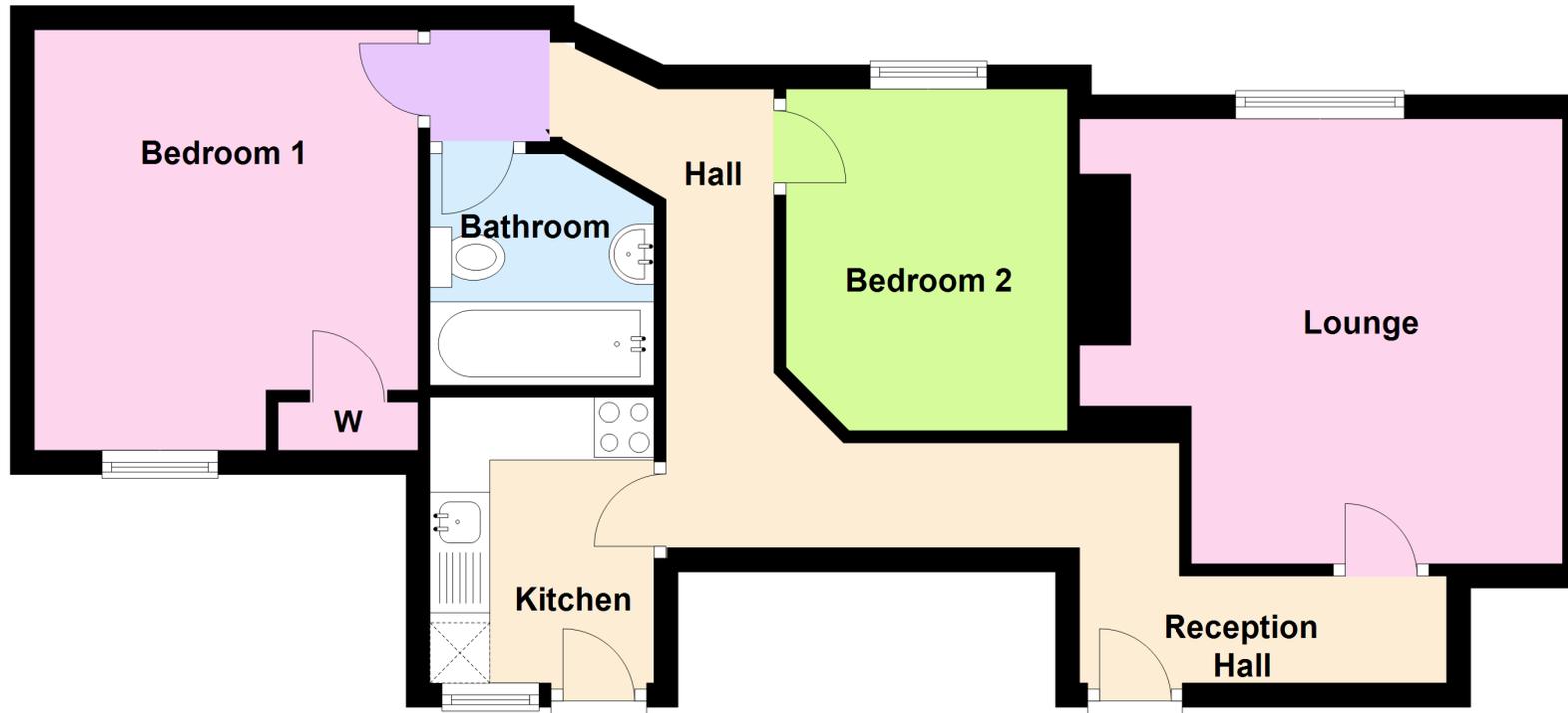
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**Flat 2 , Crown Court, Eckington**

## Floor Plan

Approx. 53.0 sq. metres (570.5 sq. feet)



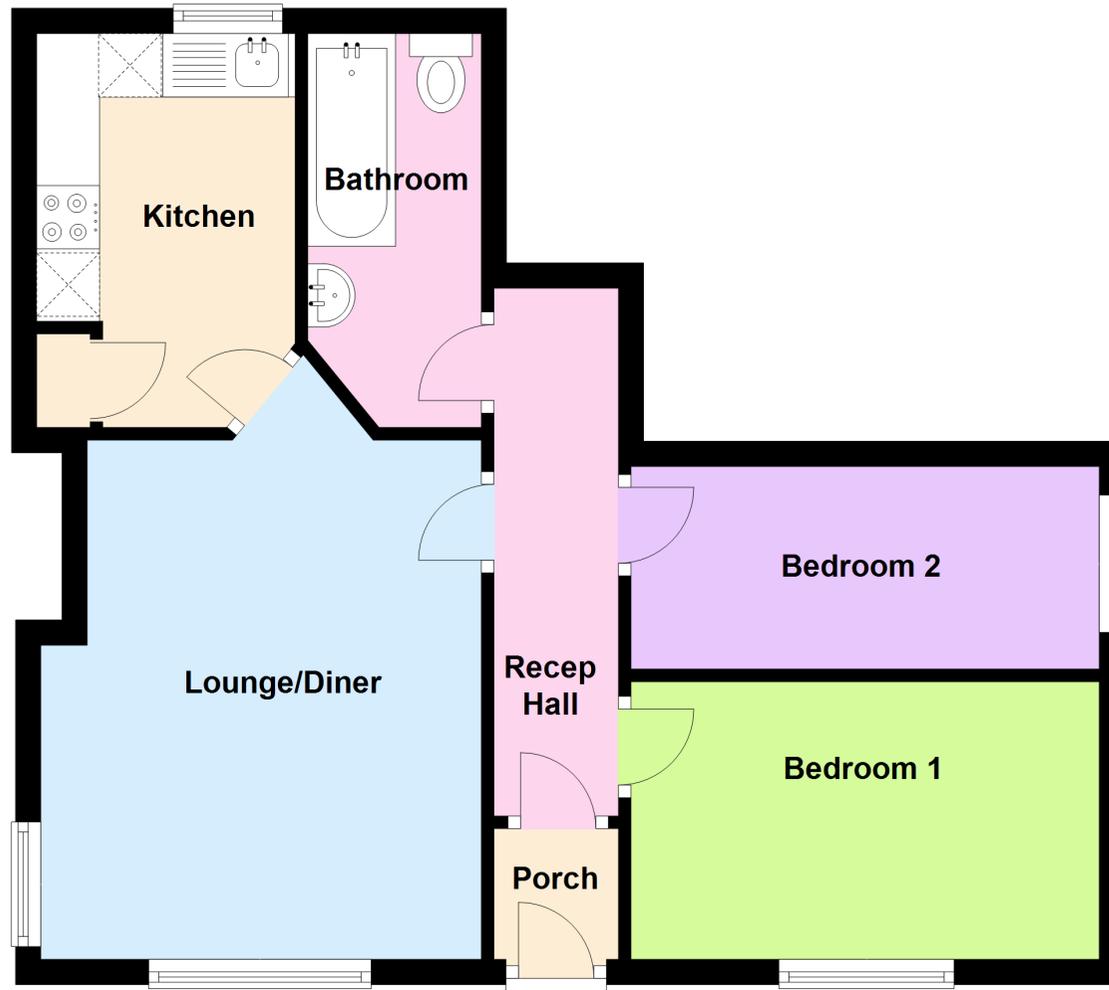
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**Flat 3 , Crown Court, Eckington**

## Floor Plan

Approx. 45.8 sq. metres (492.7 sq. feet)



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Plan produced using PlanUp.

**Flat 4 , Crown Court, Eckington**