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**5 Parkwood**  
**Elmley Castle**  
**Worcestershire**  
**WR10 3HT**

**For Sale**

**Price £450,000**



**Set Within this Picturesque Village, a Detached, Two Reception, Four Bedroom Family Home in Popular Residential Area. Having Good Sized Garden, Driveway and Double Garage.**

Canopied Entrance, Hallway, Cloakroom, Dining Room, Lounge, Modern Fitted Kitchen, Laundry Room/Utility, Master Bedroom with En Suite, Three Further Bedrooms and Family Bathroom.

Covered Passage, Coal Store, Double Garage, Boiler Room, Garden Store, South Facing Garden, Ample Off Road Parking, Lawned Frontage.

*Residential Sales Particulars*

## **5 Parkwood, Elmley Castle, Worcestershire, WR10 3HT**

### **Situation**

Number 5 Parkwood is set within the grounds of the original Park House, now forming a mature development of 17 detached properties, set within a horseshoe configuration and built by Cox's Homes circa 1972. The vendor of this property has lived at this address since construction. These popular properties have good sized frontage and ample off-road parking to large double garage, with covered way to the front of the property. The accommodation is well planned with central dining room/reception overlooking the good-sized south facing garden. There is prominent stairway which leads to the first-floor landing and four bedrooms, with one en suite and a family bathroom. This property has been well maintained with modernised kitchen, granite worktop surfaces, ceramic hob and built in appliances. The useful laundry room with airing cupboard and washing machine facility is pet friendly with side door to passage and the garden. Outside the garden has vegetable plot and separate lawned area, ideal for children, being enclosed.

Elmley Castle is a picturesque historic village, with Queen Elizabeth I, believed to have visited the local pub. There are black and white cottages and more modern period houses lining the street. The village has a lovely church and scenic walks from the street up Hill Lane onto Bredon Hill. There is also village hall and a visiting post office. Elmley is in the catchment area for Prince Henrys High School Evesham and has a popular first school within the village. Pershore is approximately three miles distant where there is High Street shopping facilities and supermarket. All mains centres are within easy access.

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 Thames 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.

### **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.

## 5 Parkwood, Elmley Castle, Worcestershire, WR10 3HT

### The Property Comprises Of

Covered way and paved area to the front.

**Entrance** having opaque glazed front door with security lock and chain. Glazed side panel into

**Entrance Hall** with parquet floor covering, panelled radiator, ceiling light and door into

**Cloakroom** with low flush WC, panelled radiator and pedestal handwash basin. Half ceramic tiled surrounds, high level opaque glazed window, continuation of parquet floor covering. Wall mirror and ceiling light.

From the entrance hall door leads into reception area and

**Dining Room** measuring overall 15'7" x 17'3" (4.78 x 5.27m) with rear elevation picture window overlooking the garden. Double panelled radiators, ceiling light points and coving. Useful under stair storage cupboard with light, coat rail and hooks.

Door into



**Kitchen/Breakfast Room** measuring overall approximately 10'7" x 12'10" (3.26 x 3.69m), with a range of fitted modern kitchen units, comprising of granite worktop surfaces, drawers and storage cupboards under. Granite breakfast bar, single drainer stainless steel sink unit with mixer tap. Panelled radiator, BT socket and rear elevation double glazed window. Four ring electric ceramic hob top with granite splashback, and stainless-steel hood over with extractor fan. Fitted oven and grill with microwave oven. There are ample multi socket power points and wall mounted storage cupboards. Built in dishwasher, integral fridge/freezer. high level pelmet with downlights and inset ceiling lights. Window blinds.

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**Kitchen/Breakfast Room**



**Laundry Room** measuring overall approximately 12'7 x 6'2" (3.88 x 1.89m) with single drainer stainless steel sink unit with mixer tap. Plumbing for automatic washing machine. Wall mounted storage cupboards, partial patterned ceramic tiled surrounds and ample multi socket power points. Consumer unit, high level window to front elevation with roller blind. Double fronted airing cupboard with ample slatted shelving, hot water tank with immersion heater.

Off the Dining Room there is door into

**Lounge** measuring approximately 17'3" x 11'9" (5.27 x 3.63m) dual aspect double glazed windows and large double-glazed patio door with side panel into rear garden. Exposed stone fireplace with extended mantle shelf and hearth. Gas coal effect fire inserted (LPG). Coved ceiling with wall light points and ample multi socket power points, together with television aerial socket and double panelled radiator.



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From the dining room/reception area stairway leads up to First floor with bannister rails and balustrading. Front elevation double glazed window. Landing with balustrading, ceiling light point and panelled radiator, power point.

**Family Bathroom** comprising of low flush WC, pedestal hand wash basin and panelled bath. Mixer tap with telephone handle shower attachment. High level opaque glazed window with roller blind. Half ceramic tiled surrounds. Panelled radiator, shaver point and pull cord light switch.

**Bedroom One** measuring approximately 10'7" x 15'3" (3.26 x 4.66m) overall. Built in dressing table with wall mirror and fitted wardrobe cupboard with shelf and rail. Rear elevation double glazed window, panelled radiator and coving. Pull cord light switches to two separate ceiling lights on pendants. Single inset ceiling light over dressing table. Multi socket power points and television aerial socket.

**En-Suite Shower Room**, comprising of good-sized modern shower. Pattern ceramic tile surrounds and sliding screen doors. Low flush WC, pedestal hand wash basin and upright towel rail/radiator. Oval wall mounted mirror, glazed shelf and pull cord light switch. Opaque glazed window with roller blind.



**Guest Bedroom/Bedroom Two** measuring approximately 12' x 9'6" (3.66 x 2.93m) with rear elevation double glazed window with roller blind and panelled radiator. Built in double fronted wardrobe cupboard with shelf and rail. Light and power points and pull cord light switch.

**Bedroom Three** measuring approximately 7'7" x 7'5" (2.35 x 2.29m) with rear elevation double glazed window having roller blind. Panelled radiator, light and power points. Built in wardrobe cupboard with shelf and rail.

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**Bedroom Four** measuring approximately 7'4" x 9' (2.25 x 2.7m) with front elevation double glazed window, roman blind and panelled radiator. Useful built in storage cupboard with shelving. Light and power points, BT socket.

### **Outside the Property**

There is side passageway between the garage and the house, being covered, and giving access into both the house and the double garage.

**Garage** measuring overall approximately 16'8" x 18' (5.12 x 5.49m) with electrically operated folding shutter door, courtesy window and pedestrian door, light and power points.

**Separate Boiler House** with Worcester Bosch oil central heating boiler. There is also a separate useful store room.

**To the Rear of the Property** and behind the garage, there is a lock up garden store with shelving and having useful hooks for garden tools.

### **Rear Garden**

There is rear paved walkway and patio area, a vegetable plot, and predominantly lawned area. Well stocked borders. There is close boarded fencing to the rear and beech hedge. Sun canopies to the rear windows on the ground floor. Compost bin, and gas storage cylinders for the lounge fire only. Outside sensor light.

### **To the Front of the Property**

There is a driveway, off road parking for vehicles, inset paving stones to lawned frontage.

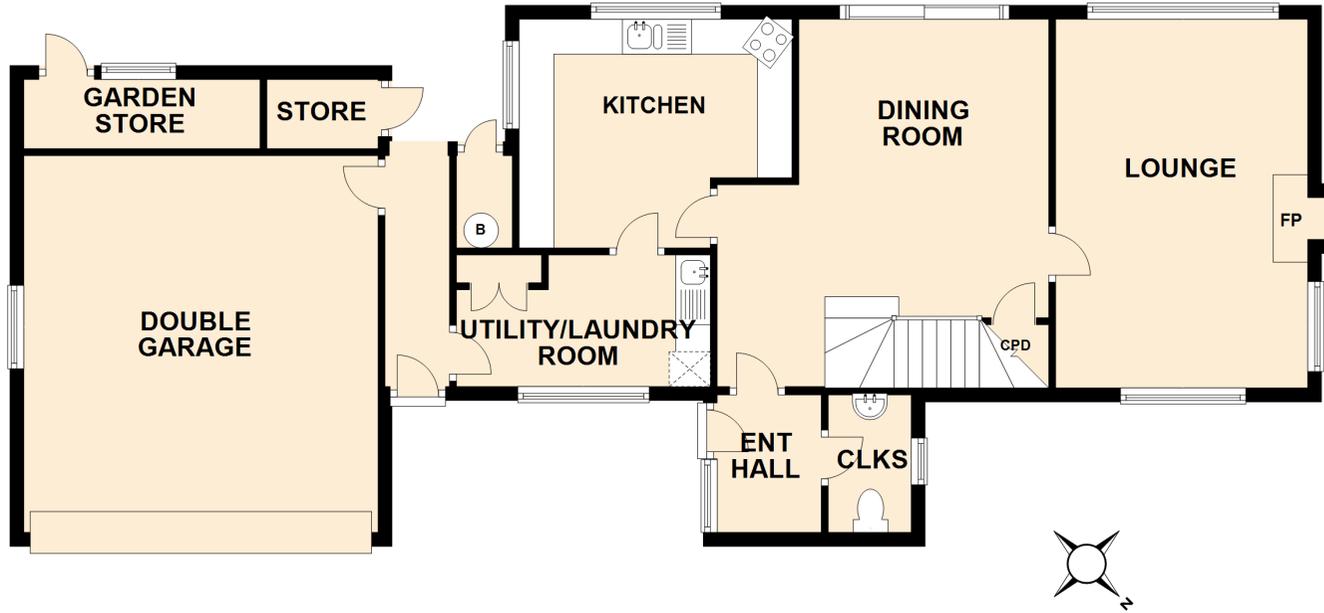


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- Services** Mains water, electricity and drainage are connected to this property. There is oil fired central heating and a propane gas cylinders for the fire in the lounge. Telephones and extension points are subject to BT transfer regulations.
- 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 F**

## GROUND FLOOR

APPROX. 106.5 SQ. METRES (1146.1 SQ. FEET)



## FIRST FLOOR

APPROX. 60.3 SQ. METRES (649.4 SQ. FEET)

