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The Follies
Kinnersley
Severn Stoke
WORCESTER
WR8 9JR

For Sale

Price £369,950



**A Well Presented Detached, Four Bedroom Family Home.
Offering Flexible Accommodation. Having Conservatory and Two Further
Reception Rooms, Good Sized Kitchen and Large Utility Room.**

Set in Rural Village with Easy Access to Main Centres.

Canopied Entrance, Reception Hall, Lounge, Dining Room, Conservatory,
Fitted Kitchen, Utility Room, Cloakroom, Garage, Master Bedroom with En Suite,
Guest Bedroom, Study/Bedroom Three, Dressing Room/Bedroom Four.
Pleasant Rear Garden, Driveway with Off Road Parking.

Residential Sales Particulars

The Follies, Kinnersley, Severn Stoke, Worcester, WR8 9JR

Situation

The Follies is a detached individually designed family home built circa 1995 as a four-bedroom property, having been improved and well maintained by the present vendors. Updating the central heating boiler and radiators, a new bathroom and generally modernising the property to its present well-maintained situation. This property is deceptive in its appearance and offers generous accommodation, set in this popular rural village, which supports a local public house with good restaurant facility. There is a bus route between Upton and Worcester and being a rural village there are scenic walks and country pursuits. One of the attractions to this area is Croome Court, with its Capability Brown landscaped grounds which has been taken over the The National Trust and is a popular venue.

The main shopping areas would be St Peters and Worcester, where there are supermarkets available. There is also railway station at Pershore providing a service to London and the North, and the M5 motorway junction 7 is available traveling to Birmingham and the South.

The Malvern Hills are within easy reach via Upton Upon Severn and the Cotswold Hills are to the South East, which all adds to the popularity of this part of the world.

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 Follies, Kinnersley, Severn Stoke, Worcester, WR8 9JR

The Property Comprises of

With brick pillar supporting canopied porch to entrance with secure front door, security lock and opaque glazed panels into

Reception Hall with dado rail, large panelled radiator, coved ceiling and multi socket power point. BT socket, wall mounted Drayton thermostatic control and ceiling light point. Useful under stair area, stairway leading to first floor and doors off to

Lounge measuring approximately 17'9" x 12' 2" (5.45 x 3.72m) with front elevation double glazed window, panelled radiators. Feature fireplace with timber surround, coal effect gas fire and marble hearth. Ample power points, coved ceiling and ceiling light points, television aerial socket and Sky cable. Through to



Dining Room

measuring approximately 10'4" x 10'4" (3.17 x 3.17m) with ceiling light and power points, coving. Panelled radiator. Sliding patio door with side panel leads into



The Follies, Kinnersley, Severn Stoke, Worcester, WR8 9JR

Conservatory measuring approximately 11'7" x 11' (3.57 x 3.35m) being hexagonal in shape with double glazed panels and opening windows, polycarbonate roof. Multi socket power points, fully glazed double doors to rear garden.



There are doors from the reception hall and the dining room into

Kitchen measuring overall approximately 14'5" x 9'8" (4.42 x 2.99m) with rear elevation double glazed windows, Venetian blind. Attractive ceramic tile surrounds over ample worktop surfaces with drawers and storage cupboards under. Porcelain one and a half bowl single drainer sink unit with mixer tap, NEFF ceramic hob with stainless steel extractor hood over. Built-in NEFF double oven and grill with useful storage cupboards over and under. Wall mounted storage cupboards, fitted NEFF dishwasher. There are display cabinets, ample power points and space for upright fridge/freezer. Panelled radiator, Karndean wood style floor covering. Coved ceiling and light point. Door into



The Follies, Kinnersley, Severn Stoke, Worcester, WR8 9JR

Useful Size Utility Room measuring approximately 10'7" x 13'7" (3.26 x 4.17m) maximum, with panelled radiator, fitted units having worktops surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit with mixer tap. Plumbing for automatic washing machine, enclosed Worcester Greenstar Danesmoor boiler (Oil). Ceramic tiled surrounds, rear elevation double glazed window with Venetian blind, continuation of Karndean floor covering, double glazed panelled rear access door into the garden. Coved ceiling, ceiling light point, ample power points and consumer fuse box.

Integral Cloakroom with low flush WC and built in vanity unit having handwash basin and storage under. Ceramic mosaic tiled surrounds and opaque double-glazed window with Venetian blind. Extractor fan, coving and ceiling light. Upright towel rail/radiator.

Door into

Integral Garage measuring approximately 18' x 11'2" (5.49 x 3.41m) with up and over single door, light and power points.

From the reception hall, stairway leads up to the first-floor landing with access hatch to roof void. Coved ceiling, ceiling light point and dado rail with doors leading off to

Bedroom One measuring approximately 10'3" x 11'10" (3.14 x 3.38m) with rear elevation double glazed windows, panelled radiator, television aerial socket, light and power points, coved ceiling.



En-suite comprising of corner shower with sliding screen doors. Patterned ceramic tiled surrounds. Plumbed in shower with manual thermostatic control. Shower head on wall bracket. Pedestal handwash basin with mirror fronted cabinet over. Low flush WC, upright towel rail/radiator, extractor fan, ceiling light and coving. Opaque glazed windows with Venetian blind. Ceramic tiled floor covering.

The Follies, Kinnersley, Severn Stoke, Worcester, WR8 9JR

Bedroom Two measuring overall approximately 11'5" x 12' (3.50 x 3.66m) to include built in wardrobe cupboards. Front elevation double glazed windows. Panelled radiator, light and power points, coving.



Bedroom Three measuring approximately 11'5" x 8'5" (3.50 x 2.59m), with front elevation double glazed window, panelled radiator, light and power points. Built in superior office furniture.



The Follies, Kinnersley, Severn Stoke, Worcester, WR8 9JR

Bedroom Four/Dressing Room measuring approximately 9'5" x 8'4" (2.89 x 2.56m) to include built in wardrobes and tallboy with drawers. Panelled radiator, rear elevation double glazed windows, light and power points, coving.



Bathroom comprising of panelled bath, mixer tap and shower attachment. Fitted vanity unit with low flush WC and handwash basin and base level storage cupboards. Ceramic tiled surrounds. Extractor fan and ceiling light. Upright towel rail/radiator, opaque double-glazed windows with Venetian blinds.

Outside the Property

To the Front of the Property

There is a sealed driveway with off road parking for two plus vehicles. Outside lights, pillared porch, sculptured lawn and mature hedgerow with pedestrian gated side access to the rear garden.

The Rear Garden

with screened oil tank, laid brick patio with shaped lawn well stocked borders. Designed sitting areas and mature hedgerow. Rear sensor light and outside tap.

The Follies, Kinnersley, Severn Stoke, Worcester, WR8 9JR

To the Rear of the Property



Services	Mains water and electricity are connected to this property. There is oil fired 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:	Malvern Hills District Council, Council House, Avenue Road, Malvern, WR14 3AF
Council Tax:	Band F

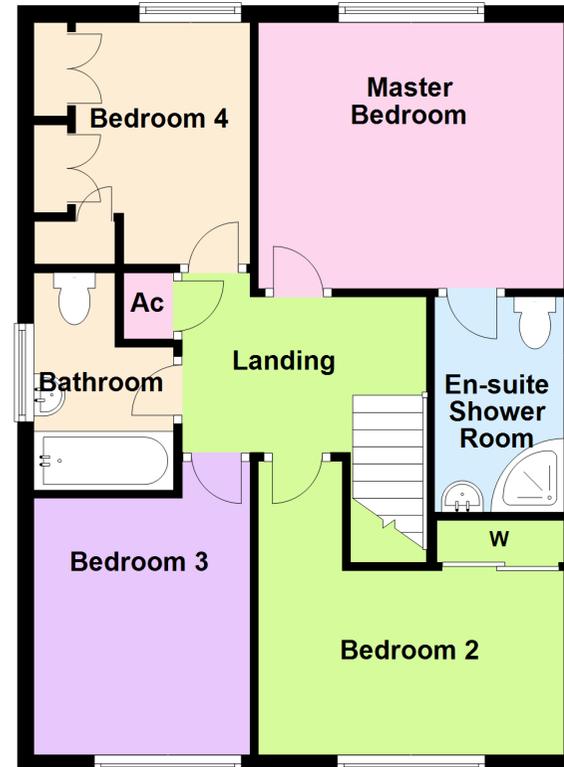
Ground Floor

Approx. 99.4 sq. metres (1070.2 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.5 sq. feet)



Total area: approx. 154.8 sq. metres (1665.8 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.