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8 Sheldon Close
Pershore
Worcestershire
WR10 1QD

For Sale

Price £298,500



**A Detached Four Bedroom Family Home Set in a Good Position,
with Front and Rear Gardens, Garage and Off Road Parking
Together with Views Towards Bredon Hill.**

Entrance, Hallway, Cloakroom, Lounge, Separate Dining Room, Kitchen, Utility Room, Four Bedrooms, Bathroom/Shower, Carport, Garage, Workshop, and Store. Elevated Position.

Residential Sales Particulars

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Situation

Number 8 Sheldon Close is situated, detached and in an elevated position, at the top of this popular residential area, with extended front drive giving ample off-road parking, together with carport and garage. The property nestles to the south of the woodland, having distant views over Pershore to Bredon Hill. There is good frontage and an interesting garden to the rear, with workshop behind the garage.

The property was built circa 1970 and is part of a popular residential area which is within walking distance of the town's facilities. The property is well proportioned with good sized rooms, having separate dining room and utility room. There is cloakroom on the ground floor and shower room on the first floor with bedrooms two and three having handwash basins.

There is no ongoing chain for the vendors of this property.

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.

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The Property Comprises Of

Recessed front porch with quarry tiled floor covering and weather light to

Entrance with half opaque panel glazed timber door. Security lock and chain. Panel glazed side panel into

Hallway with panelled radiator, light and power points, wall mounted coat hooks and under stair storage cupboard. Honeywell wall-mounted temperature control, doors off to

Cloakroom with low flush WC, wall mounted hand washbasin with tiled splashback, wall mirror, ceiling lights and panelled radiator. Opaque double-glazed window.

Lounge measuring overall approximately 13' x 14' 5" (3.96 x 4.42m) having ornamental timber fireplace surround, gas point, double panelled radiator under a large double-glazed window, coved ceiling. TV aerial socket, light and power points.



Dining Room measuring approximately 10'9 x 12'3 (3.32 x 3.74m), with rear elevation double glazed window, double panelled radiator, coved ceiling and central light point. Power points and door through to

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Dining Room



Kitchen measuring approximately 11'94 x 8'95 (3.63 x 2.71m) with side elevation double glazed windows, range of fitted kitchen units comprising of double drainer stainless steel sink unit with mixer tap, and storage cupboards under. Ample work top surfaces. Storage space for fridge and cooker, extractor fan, ceramic tiled surrounds. Ample power points. Wall mounted storage cupboards and ceiling light. Half panel glazed door leads into



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Utility Room measuring approximately 8'4 x 7'9 (2.56 x 2.41m) single stainless-steel sink unit with storage cupboards under. Plumbing for automatic washing machine, further space for fridge/freezer, power points. Work top surfaces, dual aspect windows, ceiling light and ceramic tiled surrounds. Rear access door.



Split level stairway with bannister rail and side elevation double glazed window leads up to first floor Landing with access hatch to roof void, ceiling light point, power point. Airing cupboard housing ample slatted shelving and useful storage

Bedroom One measuring approximately 10'6" x 13'8 (3.23 x 4.21m) with built in wardrobe cupboards, sliding doors, light and power points. Panelled radiator, front elevation double glazed windows, BT point.



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Bedroom Two measuring approximately 10'5" x 10'6" (3.23 x 4.21m) with built-in wardrobe cupboards, sliding doors, and rear elevation double glazed windows. Pedestal hand wash basin, panelled radiator, light and power points, coving.



Bedroom Three measuring approximately 9'4" x 7'2" (2.86 x 2.19m) with panelled radiator, rear elevation window, pedestal hand wash basin.



Bedroom Four being L-shaped and measuring overall 10'4" x 9'4" (3.17 x 2.86m) with built in storage cupboard over stairway. Front elevation window, light and power points, panelled radiator.

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Bathroom comprising of low flush WC, pedestal handwash basin with tiled splashback. Walk-in Mira shower, ceramic tiled surrounds and sliding screen doors. High level opaque double-glazed window, shaver point and wall mounted Heatflow blow heater. Upright towel rail, ceiling light and pull cord light switch.

Outside the Property

To the front there is a driveway and ample off-road parking. The front garden is mainly laid to lawn. Early spring bulbs, mature border.

Car Port measuring 20' x 8' 5" (6.07 x 2.59m) max. External mains cold water tap. Covered area to

Garage measuring approximately 17' x 8' 5" (5.18 x 2.59m) with up and over door, light and power.

There is further **Store Room** with separate access to the rear of the garage. (13' x 7' - 3.96 x 2.13m).

Rear Garden

Gated access to paved area around the rear of the property. Retaining wall to vegetable plot and greenhouse. There are rockeries and ornamental pond, fruit trees within lawned area. Timber pergola and access to rear store.



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Vegetable Plot



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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 D

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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