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6 Parkwood,
Elmley Castle,
Pershore,
Worcestershire.
WR10 3HT

For Sale

Price £485,000



**A DETACHED TRADITIONAL FOUR BEDROOM FAMILY HOME
SET IN CONSERVATION AREA WITHIN THIS PICTURESQUE
BREDON HILL VILLAGE.**

Recessed Porch, Entrance Lobby, Cloakroom, Dining Hall, Conservatory, Lounge,
Modern Kitchen/ Breakfast Room, Utility Room, Master Bedroom with
En-Suite, Three Further Bedrooms, Bathroom, Double Garage, Pleasant Gardens,
Driveway, Oil Central Heating.

Residential Sales Particulars

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Situation

Parkwood is situated at the top of the village of Elmley Castle and next to the church, being an established residential development constructed circa 1972, in the grounds of the original Park House which is within a conservation area and close to Bredon Hill.

Number six has been improved in recent years to provide modern kitchen/breakfast room and the utility room together with further improvements around the house to include floor coverings and updating the en-suite to the master bedroom. The property is well presented and has large attached double garage and a conservatory overlooking the garden from the dining room. The garden is private with mature borders and greenhouse to the rear. The property is connected to mains services and has oil central heating.

The market town of Pershore is approximately three miles distant and 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.

The new Worcestershire Parkway Station has been 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 outlying 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, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main 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.

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Property Comprises

Recessed Porch

solid timber front door and door chime.

Entrance Lobby

to the front.

with panelled radiator, ceiling light point and opaque glazed panels

Cloak Room

comprising modern suite of low flush WC, wall mounted hand wash basin with cupboard under. Half wall timber dado panelling, fitted mirror, opaque glazed window and inset ceiling lights. Upright radiator/towel rail.



Dining Hall

measuring overall approximately 15'8" x 14'4" (4.78m x 4.37m) minimum with pendant ceiling lights and coving. Double panelled radiators. BT socket and multi socket power points. Under stair storage with coat hooks, rails and light point.



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Conservatory measuring approximately 8'3" x 11'2" (2.51m x 3.4m) with double glazed panels in hardwood frame, polycarbonate roof with fan and light. Ceramic tile floor covering, multi socket power points, three quarter glazed double doors lead into garden.



Lounge measuring approximately 17'2" x 11'10" (5.23m x 3.61m) with dual aspect windows, Venetian blinds and panelled radiators. Raised hearth to open fire with fire guard. Multi socket power points, TV & SKY points. Coved ceiling and wall light points. Sliding double glazed door with side panel into garden.



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Kitchen/Breakfast Room measuring overall approximately 12'9" x 10'7" (3.89m x 3.23m) maximum with panelled radiators, dual aspect double glazed windows. Range of fitted modern kitchen units comprising granite work top surfaces, drawers and storage cupboards under. One and a half bowl sink unit with mixer tap. Built-in oven and grill. Peninsular top with ceramic hob and storage drawers under. Breakfast bar with ceiling light point over. Inset ceiling lights and ample power points. Doorway through to



Utility Room measuring approximately 8'2" x 9'5" (2.49m x 2.87m) with built-in fridge/freezer. Pull-out upright larder cupboards with rack shelving. Further upright store cupboard. Worktop surface and single drainer sink unit with mixer tap. Plumbed in dishwasher and washing machine. Base level storage cupboards. Ceiling light point and side elevation window. Airing cupboard housing Worcester hot water tank with immersion heater. Slatted shelving and 24-hour time control. Rear access door.



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Hardwood stairway leading up to first floor.

Landing with access hatch to roof void. Panelled radiator, pendant light.
Window with Venetian blind. Doors off to

Bedroom One measuring overall approximately 13'4" x 10'7" (4.06m x 3.23m)
with built-in wardrobe cupboards, having shelving and rails. Double glazed window with Venetian blind. Panelled radiator, pendant light, pull cord light switch. Multi socket power points.



En Suite comprising modern shower with laminated surround, plumbed in shower with manual temperature control. Inset ceiling lights. Hand wash basin with mixer tap and storage drawers under. Low flush WC, ceramic tiled surrounds. Fitted wall mirror and extractor fan. Opaque glazed window, upright chrome radiator/towel rail.



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Bedroom Two measuring approximately 12'0" x 9'4" (3.66m x 2.84m) with double-glazed window, Venetian blind. Panelled radiator, pendant light and multi socket power points. Built-in wardrobe cupboards and wall mirror.



Bedroom Three measuring approximately 7'4" x 9'5" (2.24m x 2.87m) maximum, with double glazed window, Venetian blinds. Panelled radiator. Built-in wardrobe cupboard with sliding doors, shelf and rail. Multi socket power points.



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Bedroom Four measuring approximately 7'9" x 7'8" (2.36m x 2.34m) with window, panelled radiator and pendant light. Multi socket power points. Built-in wardrobe cupboard with shelf and rail.

Bathroom comprising panelled bath, mixer tap and shower attachment. Ceramic tiled surrounds, towel rail and pedestal hand wash basin. Low flush WC, shaver point, fitted glazed shower screen. Ceiling light and pull cord switch. Opaque double-glazed window.

Outside the property

From the utility room, there is rear door to paved area. Slatted gate from the front to covered way with ceiling light point, meter point and courtesy door into

Garage measuring approximately 16'8" x 17'7" (5.08m x 5.36m) minimum, with single automatic up and over door, light and power points. Opaque glazed window.
Separate coal store/log store.

To the Rear of the Property,

There is oil tank, bin store and side storage area. There is lawn, stocked borders and aluminium greenhouse (8' x 10', 2.44m x 3.05m). To the rear of the house there is separate boiler room and outside mains tap.

Gardens

Mainly laid to lawn with further stocked borders and mature evergreens, holly and birch, maple and fir. Adjacent to the conservatory there is brick paved terraced sitting area which can be accessed from the lounge and the conservatory with pergola.

To the Front of the House

There is driveway with off-road parking. Lawned area and mature beech garden hedge.



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Services Mains water, electricity and drainage are connected to this transfer property. There is oil fired central heating. Telephones and extension points are subject to BT 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