



# Wolverton Cottage, Lower Wolverton, Pershore

£350,000

- Three bedroom semi-detached cottage
- Breakfast kitchen with far reaching views to the countryside
- Living room with an Inglenook fireplace
- Dining room with open fire
- Ground floor bathroom and first floor shower room
- Well established garden with off road parking
- No upward chain

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& Partners

# Wolverton Cottage

Lower Wolverton

£350,000

**\*\*A CHARMING THREE BEDROOM SEMI-DETACHED COTTAGE\*\*** With stunning views to open countryside. Entrance hall to the side of the property; ground floor bathroom and utility. Stable door to the breakfast kitchen; living room - the focal point of which is the Inglenook housing the multi-fuel stove; and separate dining room with an open fire. On the first floor there are three bedrooms and a family bathroom. Well established pretty garden and driveway with parking for several vehicles. Lower Wolverton is a village located in Worcestershire, three miles northwest of the town of Pershore and approximately five miles southeast of the Cathedral City of Worcester.

## Front

Gated access to a gravelled driveway and garden, laid to lawn with planting. Private with established hedge. Storm porch over the entrance door to the living room.

## Rear Entrance Hall

Double glazed door to the garden. Latch doors to the bathroom, utility room and a stable door to the kitchen.

## Bathroom/Cloakroom 9' 5" x 4' 11" (2.87m x 1.50m)

Obscure double glazing window. Panelled bath, Pedestal hand wash basin and low level w.c. Tiled splashbacks and flooring. Radiator.

## Utility Room 9' 5" x 4' 5" (2.87m x 1.35m)

Single glazed window. Base units with stainless steel sink and drainer. Space and plumbing for appliances. Tiled splashbacks and flooring.

## Breakfast Kitchen 11' 11" x 9' 11" Max (3.63m x 3.02m) max

Double glazed windows with far reaching countryside views. Wall and base units surmounted by worksurface. Sink, drainer and mixer tap. Tiled splashbacks. Gas hob with extractor fan over. Integrated oven and microwave, dishwasher and wine rack. Breakfast bar. Radiator. Tiled flooring. Latch door to the dining room.



## Dining Room 11' 10" x 11' 0" (3.60m x 3.35m) CHECK\*\*\*

Double Glazed window. Fireplace with open fire. Radiator. Stairs rising to the first floor. Latch door to the living room.

## Living Room 11' 11" x 11' 10" (3.63m x 3.60m)

Double glazed window. Wooden entrance door. Inglenook with multi-fuel stove. Radiator.



## Landing

Doors to three bedrooms and the family bathroom. Airing cupboard housing the hot water tank. Radiator.

## Bedroom One 11' 10" x 11' 9" (3.60m x 3.58m)

Double glazed window to the front and rear aspects. Storage cupboard. Radiator.

## Bedroom Two 11' 10" x 8' 5" (3.60m x 2.56m)

Double glazed window to the front aspect. Fitted wardrobes, over bed storage cupboards with side tables.

## Bedroom Three 19' 0" x 9' 6" Max (5.79m x 2.89m)

Dual aspect double glazed window. Steps down to the bedroom. Vaulted ceiling. Fitted wardrobe. Radiator.

## Family Bathroom 6' 1" x 6' 1" (1.85m x 1.85m)

Double glazed window with views to the open countryside. Shower cubical with mains fed shower and aqua splashbacks. Pedestal wash hand basin and low level w.c. Tiled splashback. Laminate flooring. Radiator.

**Tenure: Freehold**

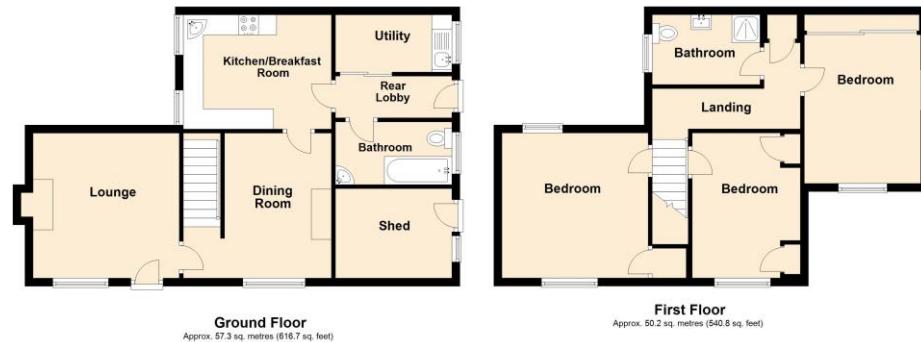
**Council Tax Band: D**

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## Garden

Established hedge, laid to lawn with planting and patio seating area. Brick built storage.

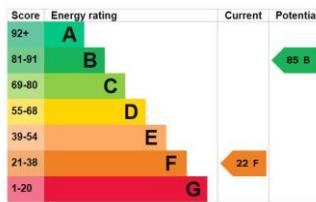




Ground Floor  
Approx. 57.3 sq. metres (616.7 sq. feet)

First Floor  
Approx. 50.2 sq. metres (540.8 sq. feet)

Total area: approx. 107.5 sq. metres (1157.5 sq. feet)



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