



Avon Green Wyre Piddle

£400,000

- Detached four bed home
- Garden with mature planting and patio seating area
- Driveway for two vehicles
- Would benefit from some updating
- Over looking the village green
- Sought after village location with amenities

Nigel Poole
& Partners

Avon Green

Wyre Piddle

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****FOUR BEDROOMS DETACHED HOUSE**** Entrance Hall; living room; dining room; kitchen and garden room. On the first floor there are four bedrooms- the master bedroom overlooking the village green; and there is a family bathroom. The rear garden is laid to lawn with mature planting including shrubs, trees, and flowering plants, along with a patio seating area. Garage and driveway with parking for two vehicles. Located in a picturesque riverside village. The Georgian market town of Pershore provides an alternative range of great shopping and leisure facilities including a theatre. For the commuter there is easy access to the M5 motorway and Worcester Parkway Train Station.

Front

Laid to lawn with a planted boarder. Parking for two cars. Steps to the front entrance. Access to the garage, garden room and gated access to the rear.

Entrance

Obscure double glazed entrance door with side panel window. Door to the kitchen; living room and cloakroom. Stairs rising to the first floor. Coving to ceiling. Telephone point. Radiator.

Cloakroom

Obscure double-glazed window to the front aspect. Pedestal wash hand basin. low level w.c. with shelving.

Kitchen 8' 10" Max x 14' 11" Max (2.69m x 4.54m)

Double glazed window to the rear aspect. Door to garden room. Wall and base units, surmounted by wood effect work surface. Stainless steel sink with double drainer and mixer tap. Tiled splash backs. Space for a gas cooker and extractor over. Space and plumbing for a washing machine, dish washer and fridge freezer.



Lounge 12' 1" x 13' 11" (3.68m x 4.24m)

Double glazed window to the front aspect overlooking the village green. Living flame gas fire with brick surround. Television point. Semi open plan into the dining room. Radiator.

Dining Room 14' 4" x 8' 11" (4.37m x 2.72m)

Double glazed sliding doors to the rear patio. Serving hatch to the kitchen. Radiator



Garden Room 12' 2" Max x 27' 0" Max (3.71m x 8.22m)

Double glazed door to the garden. Triple aspect single glazed windows. Door to the garage and front drive way.

Landing

Double glazed window to the front aspect. Airing cupboard with water cylinder and shelving. Access to the loft.

Bedroom One 12' 1" Max x 11' 2" (3.68m x 3.40m)

Double glazed window to the front aspect, overlooking the village green. Double fitted wardrobes. Television point. Radiator.

Bedroom Two 12' 1" x 8' 6" (3.68m x 2.59m)

Double glazed window to the rear aspect overlooking the garden. Double fitted wardrobe. Television point. Radiator.

Bedroom Three 10' 3" Max x 10' 10" (3.12m x 3.30m)

Double glazed window to the front aspect overlooking the village green. Television point. Radiator.

Bedroom Four 9' 3" Min x 5' 5" (2.82m x 1.65m)

Double glazed window to the rear aspect over looking the garden. Television point. Radiator.

Bathroom 7' 5" x 8' 10" (2.26m x 2.69m)

Obscure double glazed window to the rear aspect. White panelled bath with mixer shower head tap. Mira electric shower and glass screen. Pedestal wash hand basin. Low level w.c. Tiled splashbacks and part tiled walls. Shaver point. Central heated ladder rail.

Garage 16' 9" x 8' 0" (5.10m x 2.44m)

Up and over door to front aspect. Wall mounted Baxi gas fired boiler. Light and Power.

Internet and mobile Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2JE

Rear Garden

Secluded rear garden with patio seating area and step up to the lawn. Circular border with mature planting, trees, shrubs and flowering plants. Outside water tap. Gated access to front.



Tenure: Freehold

Council Tax Band: E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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