

WOOD-HEY



CHARTWELL NOBLE



ESTATE AGENTS



WOOD-HEY

Upper Street, Defford, Worcester, WR8 9BG

A property with fine views in a much sought after village



- Single Storey Living
- No Onward Chain
- Two Double Bedrooms

- Off Road Parking
- Views to Bredon Hill
- Approx 645 sqft



THE PROPERTY

Wood-Hey is a wonderful bungalow situated within a popular village with fine views of Bredon Hill, off-road parking & an enclosed garden.

Accommodation includes two double bedrooms, sitting room, kitchen, utility, and a family bathroom. This delightful freehold semi-detached property is offered with no onward chain.



INSIDE

Conservatory Utility

16' 4" x 4' 4" (4.98m x 1.32m)

A useful multi-functional room as not only the side access to the property, but also a useful utility area with plumbing for a washing machine. It has also been used as a plant storage area for plants in the winter months.

Kitchen

9' 2" x 10' 5" (2.79m x 3.17m)

A lovely light and bright room with a door from the conservatory and a large window overlooking the gardens beyond. It has fitted floor and wall-mounted units with space for an under-counter fridge as well as an electric five hob, three oven Rangemaster cooker with tiled splash back. It has space for a table and chairs under its window.





Sitting Room

10' 9" x 15' 7" (3.28m x 4.75m)

The sitting room is a deceptively large room with a door that flows into the rear garden. It has a feature open fireplace set in a cast-iron surround with antique-style wooden mantle.

Master Bedroom

10' 9" x 15' 2" (3.28m x 4.62m)

A very spacious double bedroom with a bay window looking over the front garden to the property. It has ample natural light and a hard floor surface.

Bedroom Two

9' 2" x 8' 10" (2.79m x 2.69m)

A double bedroom also with a view over the front garden. This room also provides access to the loft area.



Bathroom

6' 2" x 6' 2" (1.87m x 1.87m)

A versatile bathroom which has a bath with a shower over, sink and WC. It has a tiled floor and walls to ceiling height in handsome, royal blue patterned tiling.





OUTSIDE

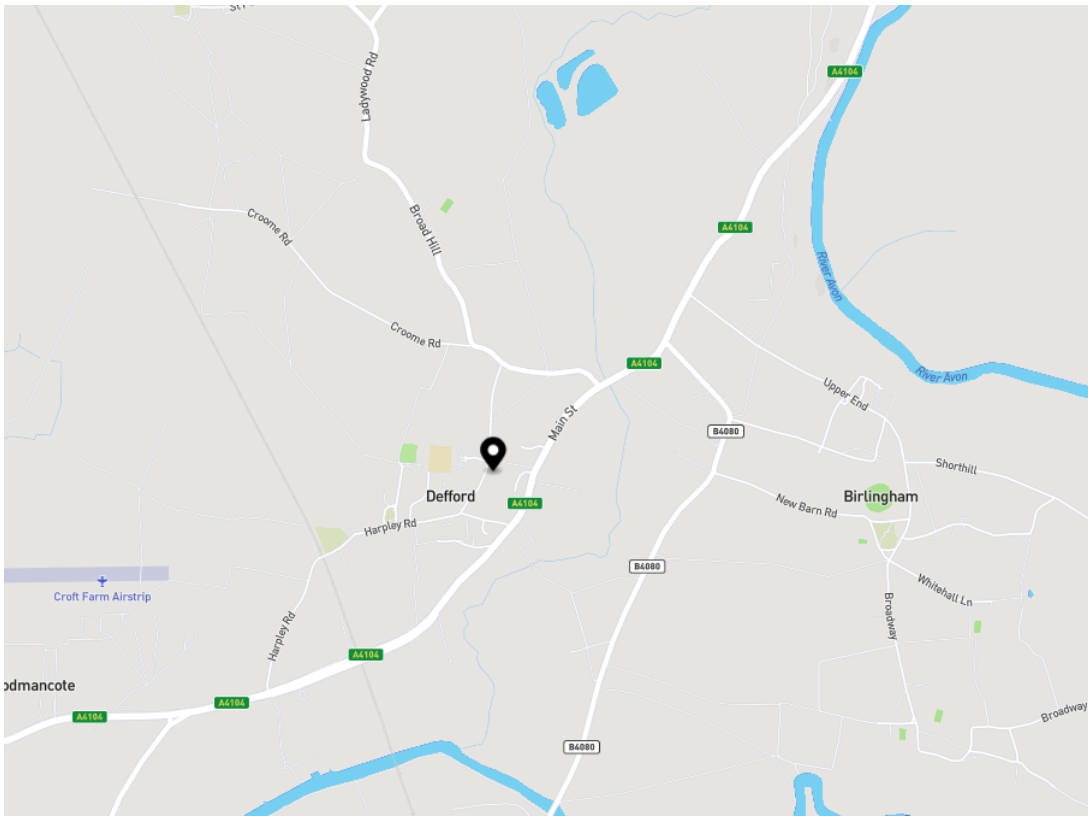
There is a large garden to the rear of the property which is predominantly laid to lawn with some established shrubs, plants, and trees.

The garden is bordered with a slatted fencing and there are two useful garden sheds and an accompanying greenhouse.

One of the sheds makes for useful "garaging" for motorbikes and garden machinery.

Off-Road 3 Parking Spaces To the side of the property there is off-road driveway parking up to three vehicles in tandem.





WHAT3WORDS:
swells, footsteps, restores







LOCATION

Defford is a popular East Worcestershire village situated between Upton on Severn and just 3 miles from Pershore. The village has some amenities including a church, public house The Defford Arms and a Church of England Primary School. Nearby in Pershore the historic market town and thriving high street and square that is exploding with independent retailers and restaurateurs catering for a whole range of tastes and styles. Pershore also benefits from Supermarket shopping, as well as fuel stations and a Railway Station with direct routes to London, Worcester and Birmingham.



Worcester 11 miles, Birmingham 30 miles, BHX 40 miles, Pershore 3 miles, Upton Severn 5 miles, Evesham 10 miles.

Title Information	
Details provided by the Land Registry	
Title Number	WR189807
Plot Size	0.12 acres (497 sq metres)

KEY FACTS

 Property Type SEMI-DETACHED Actual	 Bedrooms 2 Estimated
 Floor Area 56 SQ METRES 602.78 sq feet	 Tenure FREEHOLD Predicted status
 Council Tax BAND - C	 Flood Risk VERY LOW Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

CONNECTIVITY

 Average Broadband Speed: 15mb Basic 55mb Superfast 1000mb Ultrafast 1000mb Overall	 Mobile Coverage: EE Good O2 Poor Three Okay Vodafone Okay
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NEAREST SCHOOLS

NAME	TYPE	POSTCODE	DISTANCE	RATING
Defford-Cum-Besford CofE School	Nursery, Primary	WR8 9BH	0.18 km	Good
Eckington CofE First School	Nursery, Primary	WR10 3AU	2.05 km	Good
Holy Redeemer Catholic Primary School	Nursery, Primary	WR10 1EB	3.80 km	Outstanding
Abbey Park First and Nursery School	Nursery, Primary	WR10 1DF	4.06 km	Good
Abbey Park Middle School	Special	WR10 1DF	4.06 km	Not rated

BUS STOPS

NAME	DISTANCE
Defford Arms Inn, Main Street	0.12 km
Defford Arms, Main Street	0.13 km
Church, Harpley Road	0.36 km
Birlingham Turn, Eckington Road	0.68 km
Woodmancote Turn, Harpley Road	0.94 km

GENERAL REMARKS & STIPULATIONS

All items not mentioned within the confines of this brochure are excluded from the sale, however may be available by separate negotiation.

TENURE

The property is offered to the market for sale by private treaty, freehold, and with vacant possession.

SERVICES

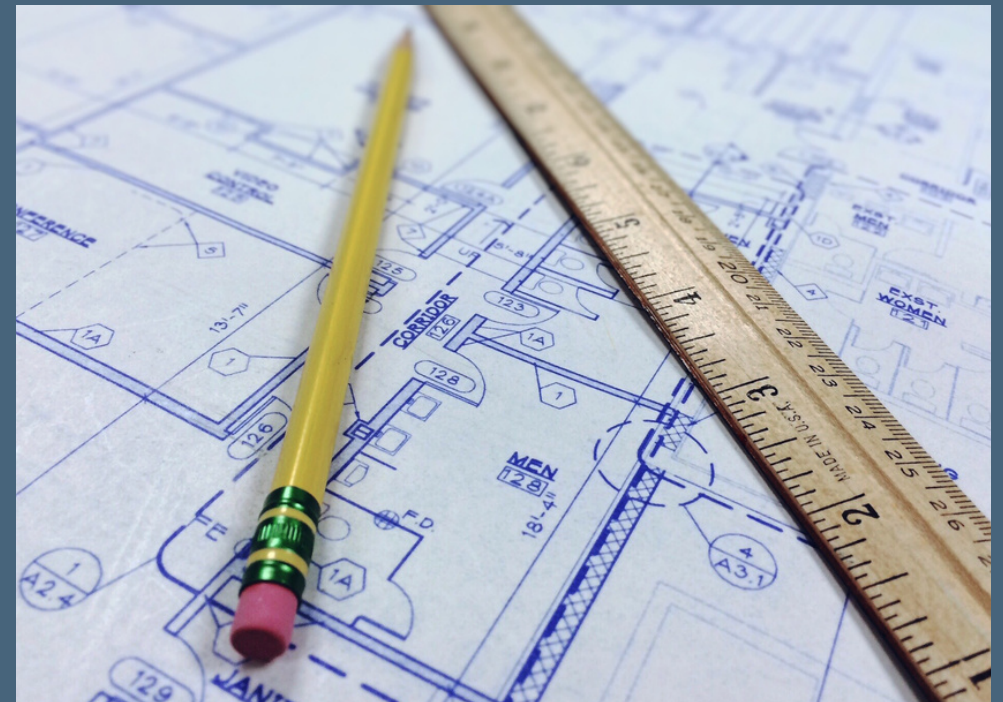
Mains Water, electricity, private drainage by way of septic tank, oil central heating. We are informed that the property is connected to fibre broadband. We have not tested any of the services or appliances and their inclusion should not be taken as warranty or guarantee.

LOCAL AUTHORITY

Wychavon County Council 01386 565000

VIEWINGS

Serious buyers are invited to view Wood-Hey. All viewings are strictly by appointment through Chartwell Noble's Worcestershire Office on 01905 96 99 98 or enquiries@chartwellnoble.co.uk



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