

Philip Laney & Jolly



Allesley The Green, Pershore, WR10 2ET
Guide Price £650,000

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Philip Laney & Jolly Worcestershire welcome Allesley to the market. Located in the charming village of Pinvin, Pershore, this delightful four double bedroom dormer bungalow offers a perfect blend of modern living and countryside charm. Recently refurbished to a high standard, the property enjoys a spacious open plan living accommodation that is both inviting and functional. The living area features a wood burner stove, creating a warm and cosy atmosphere, while the light-filled dining area seamlessly connects to a newly installed fitted kitchen, ideal for both family gatherings and entertaining guests.

One of the standout features of this home is the garden room, which provides stunning views of the open countryside, allowing you to enjoy the beauty of nature from the comfort of your own home. The well stocked garden is complete with a home office and a purpose-built summer house, perfect for those seeking a peaceful retreat or a productive workspace.

The property also includes a tandem garage with a workshop area and additional WC, providing ample storage and versatility for various projects. Additionally, there is a study area with stairs leading to two feature bedrooms, each equipped with en-suite shower rooms, ensuring privacy and convenience for family or guests.

With ample parking available via an in-and-out drive, this property is not only practical but also offers a sense of space and ease. This delightful bungalow is a rare find, combining modern amenities with the tranquillity of rural living, making it an ideal choice for families or those looking to downsize without compromising on comfort.

Ground Floor

Entrance Porch

Double glazed sliding doors and double glazed window to side aspect. Ceiling light point and tiled flooring.

Entrance Hallway

Composite front door. Storage cupboard. Two radiators and three ceiling light points. Parquet flooring. Arch to:

Living/Dining Room

Double glazed window to conservatory and double glazed patio doors to the garden with double glazed side panels. Double glazed windows to side and front aspects. Woodburner stove. Two radiators and three ceiling light points. Parquet flooring. Wall mounted radiator. Opening to:

Kitchen

Double glazed window to rear aspect. Kitchen fitted with a range of wall and base units with soft closing drawers. Space for fridge and space for Range oven with chrome extractor hood over. Integrated dishwasher. Tiled splashbacks. Two ceiling light points. Sink and Quooker tap.

Bedroom Three

Double glazed window to rear aspect. Built-in wardrobe. Ceiling light point and radiator.

Bedroom Four

Double glazed window to front aspect. Built-in wardrobes. Radiator and ceiling light point.

Study Area

Double glazed window to front aspect. Ceiling light point and radiator. Stairs rising to first floor.

Shower/Utility Room

Two obscure double glazed windows to the front aspect. Walk-in shower, WC inset to vanity unit and sink. Space and plumbing for washing machine with worksurface over. Chrome heated towel rail. Ceiling light point.

First Floor Landing

Storage cupboard. Ceiling light point.

Bedroom One

Three Velux windows. Built-in wardrobes. Eaves storage. Radiator and two ceiling light points.





En-suite

Velux window. Shower cubicle. Sink inset to vanity unit and WC. Radiator.

Bedroom Two

Three Velux windows. Eaves storage and two radiators.

En-suite

Velux window. Shower cubicle, basin inset to wooden vanity unit and WC. Radiator and ceiling light point. Shaver point.

Garage

With up and over door. Power and lighting. Utility area - double glazed window and access to roof storage.

W C

Obscure double glazed window. Basin inset to vanity unit and WC.

Outside - Front

Bloc paved in and out driveway. Lawned area with raised mature borders. Outside tap, power and lighting. Gated access to the side.

Outside - Rear

Extensive patio area. Lawned area with mature borders and trees. Purpose built summerhouse/office with power lighting and BBQ seating enjoying countryside views. Additional purpose built summer house with power and lighting. Pond.

Parking

Ample parking on driveway plus tandem garage.

Council Tax Wychavon

We understand the council tax band presently to be : G

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Tenure - Freehold

We understand that the property is offered for sale Freehold.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Broadband

We understand currently Fibre to the Cabinet Broadband is available at this property, with build planned for Full Fibre Broadband between now and Dec 2026

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker/my-products>

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

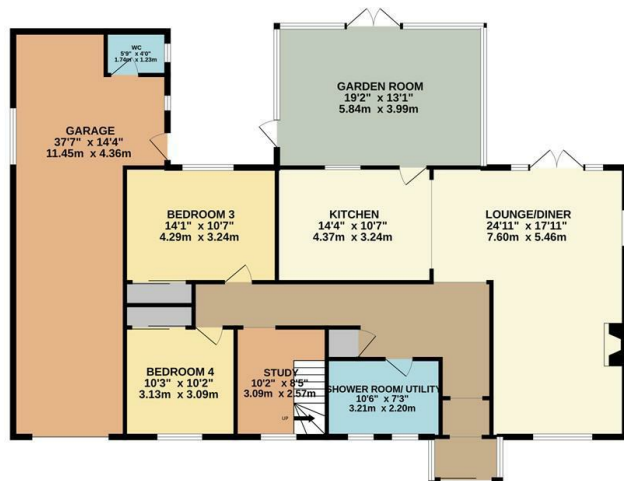
<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

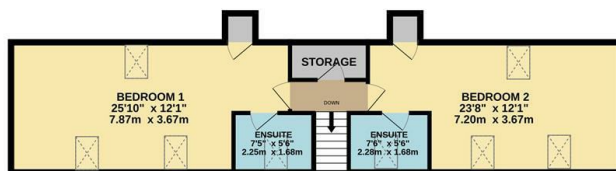
Viewings

Strictly by appointment with the Agents. Please call 01684 26664. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.

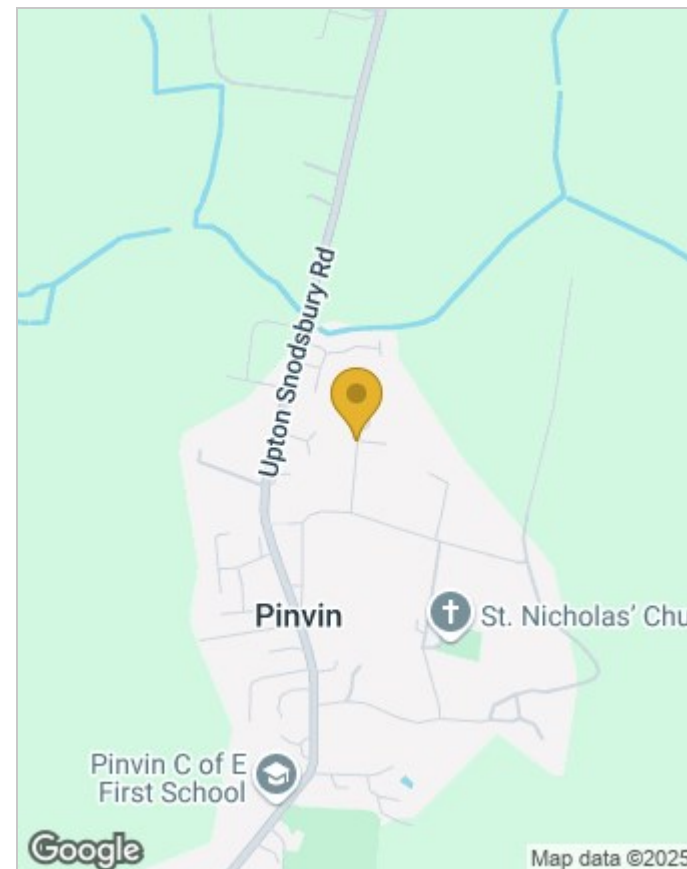
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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