

# Pershore Road



## Pershore Road Worcester

# Offers in Region of £630,000

Situated in an idyllic position boasting views across the countryside toward the Malvern Hills while offering fantastic access to Worcestershire Parkway Station is this characterful and charming detached cottage that has been thoughtfully extended to offer spacious and versatile ground floor accommodation. Also benefiting from a good size plot with part of the space used for business use. A viewing is highly advised to appreciate the accommodation on offer.

## We've Noticed

- Extended characterful and charming cottage
- Boasting countryside views todwards the Malvern
  Hills
- Spacious and versatile ground floor accommodation
- Three bedrooms
- Must be viewed!
- Fantastic access to Worcestershire Parkway Station









#### Entrance Hall

With stairs to first floor door into dining room and further door into inner hall.

#### Dining Room

With front aspect window, radiator and opening into kitchen.

#### Kitchen

With front and side aspect windows, matching wall and base units with work surfaces over, space for American style fridge/freezer, range style cooker, Belfast sink and space for under counter appliances.

#### Inner Hall

With door into down stairs bathroom as well as further door to the rear garden.

#### Bathroom

With rear aspect window, WC, wash hand basin and bath with shower over.

#### Living Room/Snug With front aspect window, radiator, large fireplace and opening to Study.

**Study** With rear aspect window, radiator and sliding doors into conservatory.

**Conservatory** A large conservatory with side and rear aspect windows and doors.

**Sitting Room** With rear window into conservatory and radiator.

Music Room/Sitting Room/Bedroom 4 With side aspect window, radiator and door into conservatory.

#### First Floor Landing

A large landing space with storage and doors accessing bedrooms two and three and stair to hall/dressing area with doors to bedroom one as well as bathroom.

**Bedroom 1** With rear aspect window and radiator.

#### Bathroom

With side aspect window, WC, wash hand basin and bath with shower attachment.

**Bedroom 2** With side and rear aspect window and radiator.

#### Bedroom 3 With front aspect window and radiator.

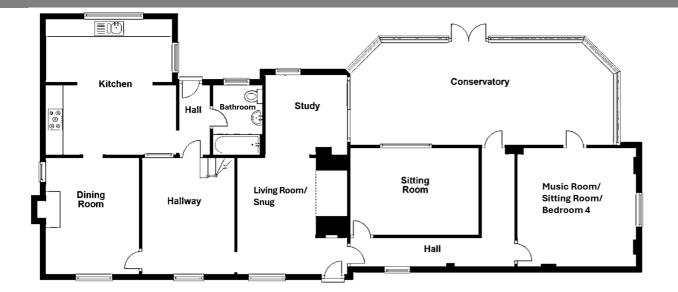
### Outside

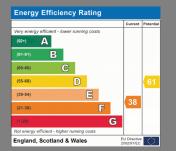
To the side of the property is a large driveway providing ample parking. The property boasts a generous plot with spectacular uninterrupted views toward the Malvern Hills with further garden space currently utilised as a registered dog breeding business. The property and grounds must be viewed to appreciate and acknowledge the space and potential op













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