







ON BEHALF OF THE COURT APPOINTED RECEIVER

3 BED SEMI-DETACHED HOUSE

13 Tilesford Park, Tilesford, Pershore,
Worcestershire, WR10 2LA

OIRO £325,000

Property Features

-  Semi-detached house
-  1 bathroom
-  1,576 sq. ft.
-  2 bedrooms
-  Quiet rural location -
what3words:
///perch.orders.palms
-  Good size plot,
driveway and
gardens

CONTACTS

James Ashworth

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com

LANDWOOD
GROUP





13 Tilesford Park, Tilesford, Pershore, Worcestershire, WR10 2LA

DESCRIPTION

Offered with no chain, the property comprises a semi-detached 3-bedroom house. The accommodation offers at ground floor a hall, with a WC and then through into the kitchen, which is open plan to the lounge/dining room at the rear. A side door opens from the kitchen into a further hallway between the main house and a link detached garage. At the rear of the garage is a utility room. There is a uPVC conservatory at the rear of the lounge. At first floor are three good sized bedrooms and a family bathroom.

Floor finishes are wood laminate to the majority of the ground floor and upstairs is carpeted, with tiled floors to the cloakroom and bathroom. The kitchen has an electric hob and heating is via an oil fired boiler (un-tested).

Settle into Your SURROUNDINGS

LOCATION

The property is situated within a predominantly rural location, that lies approximately 2.75 miles to the north of the market town of Pershore and 0.75 mile north of the village of Pinvin. Worcester city centre is approximately 7.5 miles to the northwest and Evesham 6 miles to the southeast.

Road communications are good, with easy access to the A444 and Junction 7 of the M5 motorway is within 6 miles. Railway stations are available in Pershore and Evesham.



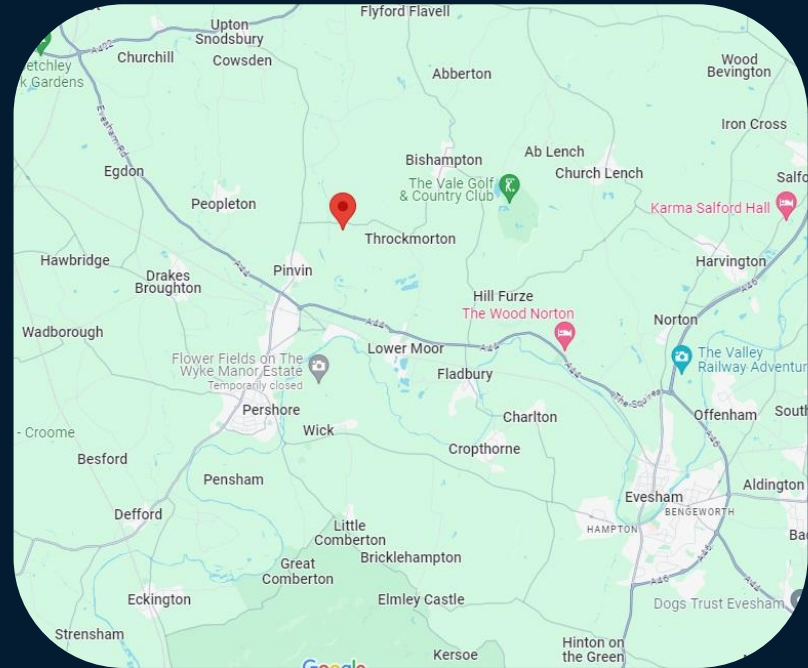
JAMES ASHWORTH

Partner

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate, Manchester,
M3 2BW



TENURE INFORMATION

The property is held by way of a freehold title.

ACCOMMODATION

Gross internal Area (including garage and conservatory):1,576 sq. ft (146.47 sq.m)

Ground Floor

Hall

WC

Kitchen/Diner/Living Room - Max Widths - 8.50m x 6.60m (27'11" x 21'8")

Garage - 5.00m x 2.80m (9'2" x 4'11")

Utility Room - 2.80m x 1.50m (9'2"x 4'11")

Conservatory

First Floor:

Landing

Bathroom

Bedroom 1 - 4.20m x 3.60m (13'9" x 11'10")

Bedroom 2 - 4.10m x 3.50m (13'5" x 11'6")

Bedroom 3 - 3.00m x 2.50m (9'10" x 8'2")

OUTSIDE

At the front of the property is a garden predominantly laid to lawn, a driveway and at the rear is a patio paved area, the garage and workshop and a further lawned area.

EPC

Energy Asset rating is D.

Council Tax

Band D – Annual Charge for 2024/2025 will be £2,097.

PRICE

Offers in the region of £110,000.

LEGAL COSTS

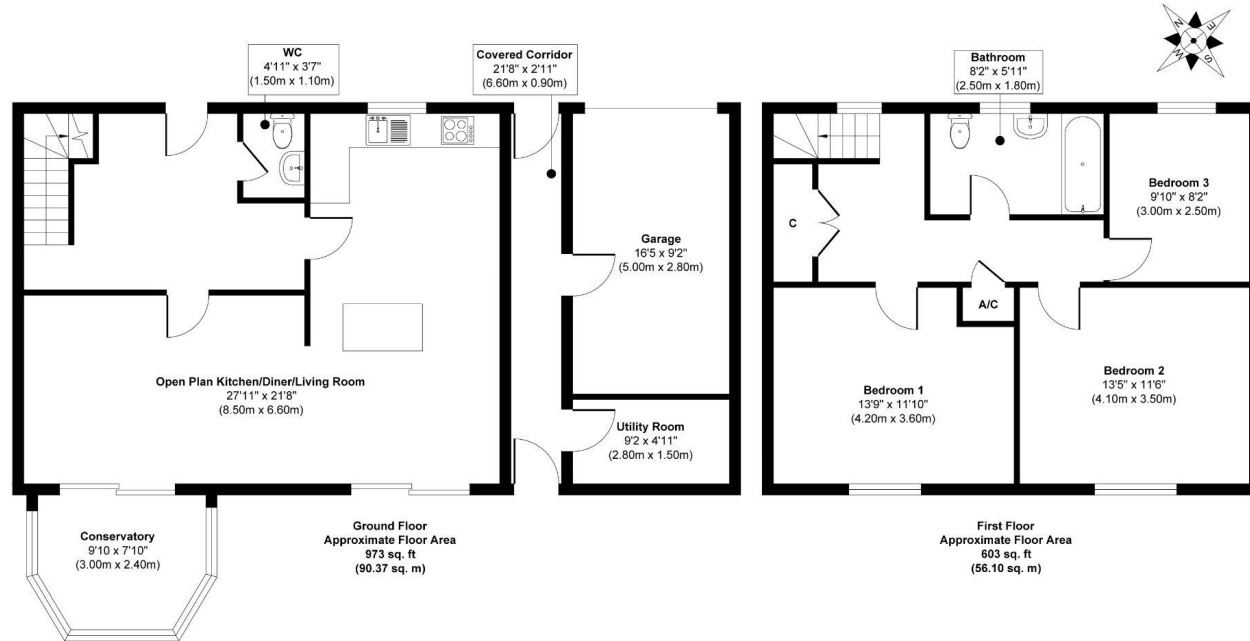
Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

VIDEO WALK THROUGH

<https://youtu.be/WAS8n8EnH4E>



Approx. Gross Internal Floor Area 1576 sq. ft / 146.47 sq. m (Including Corridor/Garage/Conservatory)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.