



Dineley Close

Pershire |

FOX  TOWN &  
COUNTRY  
HOMES



## Dineley Close, Pershore,

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- Chain Free
- Desirable village location
- Quiet cul-de-sac
- Large, private garden approx. 120ft long
- Integral garage and off-road parking for several vehicles
- Scope for modernisation and improvement

Charming 1970's Three-Bedroom Semi-Detached Home in Sought-After Village of Peopleton, offered with no onward chain.

Tucked away in a peaceful cul-de-sac, in the heart of the ever-popular village of Peopleton, this well-proportioned three-bedroom semi-detached home has not been on the market since 1984, and so is a rare opportunity to purchase this home and to embrace village life, while enjoying its tranquility, privacy, and potential.

Step inside to find an entrance hall leading to a spacious lounge/diner with patio doors opening directly onto the expansive rear garden—measuring approximately 120ft and perfect for children, pets, and garden enthusiasts alike. With room for outdoor entertaining, a vegetable patch, or even a home office, the garden is a true highlight. On the opposite side of the hall, the kitchen/diner provides a functional space and internal access to the integral garage—ideal for storage or conversion (subject to all relevant consents.) There are two large double bedrooms, a comfortable single room, a family shower room and access to the loft.









### About Peopleton:

Peopleton is a thriving, friendly village nestled in the Worcestershire countryside, highly regarded for its community spirit and excellent local amenities. Residents enjoy access to a well-stocked community shop, The Pantry, which also serves as the village's post office and tea room, while The Crown Inn pub offers a warm welcome and is popular with locals. For active lifestyles, there's a village hall, playground, all-weather sports court, and cricket pitch. The beautiful 13th-century church, St. Nicholas, adds further charm to this traditional village setting.

### Education:

The property is within the catchment area for the well-regarded Pinvin C of E Academy, and is well very placed for access to the highly regarded Bowbrook Independent School.

### Commuter Links:

Peopleton is perfectly placed for commuters, with easy access to the A44, M5 (Junction 6), and nearby market towns such as Pershore and Worcester. Regular bus services connect the village with surrounding areas, while mainline rail links to Birmingham and London are available from Pershore and Worcester stations.









With its blend of rural tranquility, community spirit, and proximity to key amenities and commuter links, this home represents a fantastic opportunity for families, downsizers, or anyone looking to enjoy the best of village living.

Early viewing is highly recommended to appreciate all that this property and its location have to offer.

Services:

Council Tax Band C

Oil Fired Heating

Mains Drainage

Mains Electricity

Administrative deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**

Should any structural defects be found following a survey of the property - a defective legal title, information gathered by usual searches that your solicitor orders that dramatically affect the value of the property and therefore you have no choice but to withdraw from the purchase, or should the sellers withdraw from the sale, you will be reimbursed the full deposit amount paid.

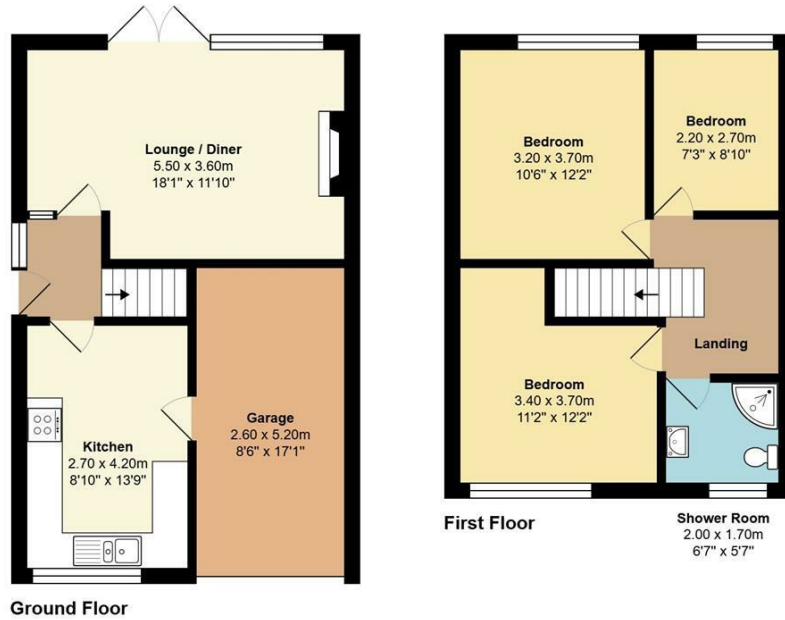




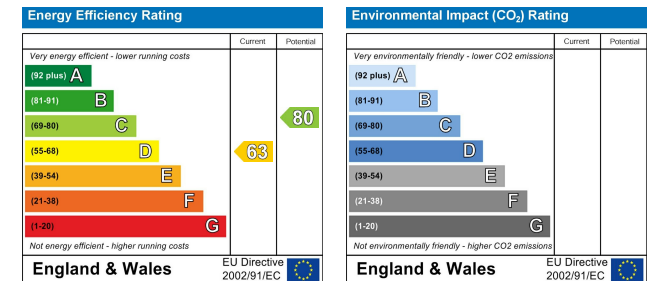




7, Dineley Close, Peopleton, WR10 2EL



Total Approx Area: 75.0 m<sup>2</sup> ... 807 ft<sup>2</sup> (excluding garage)  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 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 the operability or efficiency can be given.



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