



**Allan Morris**  
estate agents

**Checketts Close, Pinvin,  
Pershore, Worcestershire.**

**3 Checketts Close, Pinvin, Pershore,  
Worcestershire. WR10 2LE**

**Features**

- Detached Bungalow
- 2 Double Bedrooms
- Open-Plan Living Accommodation
- Generous Driveway
- Fabulous Rear Gardens
- Village Location

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A beautifully presented and much improved two bedroom detached bungalow, enjoying most generous gardens to the rear, situated in the popular village of Pinvin.

Accommodation briefly comprises: Entrance Hall/Utility Room, Office, open-plan Kitchen/Diner with arch leading through to Living Room, two double Bedrooms and Bathroom.

Outside: To the front is generous driveway and to the rear are fabulous private gardens.

LOCATION: The property is situated in the popular village of Pinvin, located within a mile of the Market Town of Pershore and with easy road links back to the M5 motorway and also to the Worcestershire Parkway Railway Station. The village benefits from a number of amenities to include Pub and Middle School. It is also within easy reach of Pershore Railway Station with direct links to London and this is located within a mile of the property.

**AGENT'S NOTE:**

The Utility Room and Office has been converted from the original Garage space.





### Directions:

From our Office in Sidbury, Worcester proceed on the London Road, towards A44 Whittington Road, at the roundabout take the first exit onto Swinesherd Way A4440. At the next roundabout take the 3rd exit onto A44 and continue to follow A44 for several miles. Turn left onto Main Street B4082, continue along past Pinvin First School on left. Turn left and continue through the village for approximately half a mile, where Checketts Close can be found on the right hand side. Turn into Checketts Close, where number 3 can be found on the right hand side of the Close.

WAM 6738

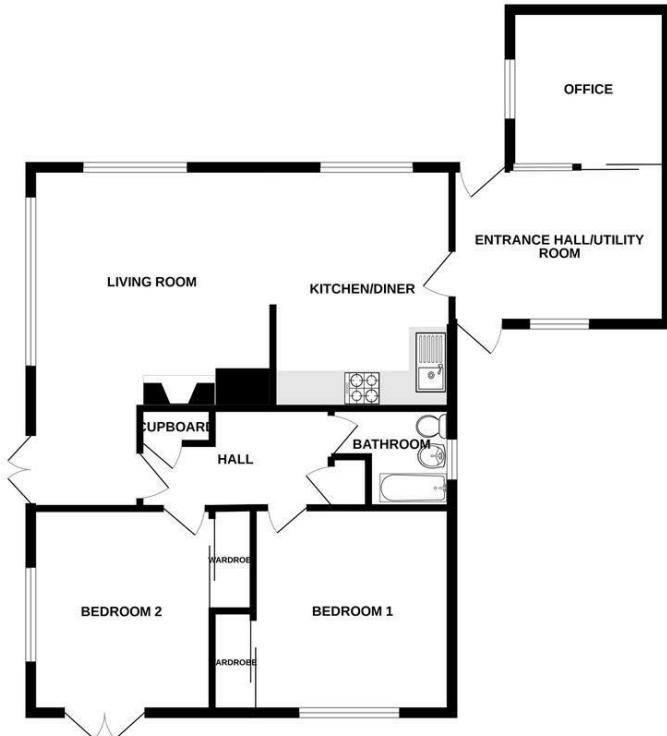
### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other items are approximate only. Allan Morris take no responsibility 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 equipment shown have not been tested and no guarantee is given as to their operability or efficiency. Made with Metropix 02/2022

## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Floorplan Measurements:

**LIVING ROOM:**  
19'9" max 11'2" min x 12'11" maximum

**KITCHEN / DINER:**  
13'5" x 10'2"

**ENTRANCE HALL / UTILITY ROOM:**  
12'0" x 9'1"

**OFFICE:**  
8'9" x 8'9"

**BEDROOM 1:**  
11'5" x 11'1"

**BEDROOM 2:**  
11'4" x 10'1"

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ