



Mill Lane, Wadborough, WR8 9HB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A modern extended detached bungalow offering spacious, well proportioned and immaculately presented accommodation on the fringes of this popular and sought after village, to the west of Pershore. The location provides easy access to Drakes Broughton, Pershore, Worcester, national road and rail networks.

The accommodation in brief comprises:

Reception Hall
Lounge Dining Room
Kitchen
Three Bedrooms - 2 Double Bedrooms & a generous Single Room
Shower Room

Outside, to the front is a electric gated gravelled driveway providing off road parking for up to 8 cars in turn leading to the front door and a double wooden gated rear garden access.

The large rear garden is predominately laid to lawn with mature shrub borders, a large paved/gravelled patio area with a second paved patio at the bottom of the garden overlooking the surrounding countryside, timber entertaining/bar building with hot tub, a large wooden garden shed (16' x 8'), outside light and outside tap. The garden enjoys a high degree of privacy & a southerly aspect backing on to open countryside.

Services: Mains electricity and water are connected. Oil central heating & double glazing is installed. Private drainage system/septic tank.





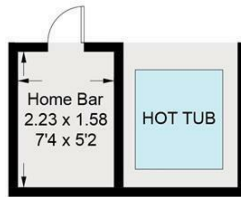
Key Features

- An extended 3 bedroom, modern detached bungalow
- New Upvc windows
- Oil central heating & Multi fuel stove
- Karndean equivalent flooring to Lounge Dining Room & Kitchen
- Solid wood flooring to R/Hall & Bedrooms
- Large private mature garden with Bar/Hot Tub entertaining space
- Private southerly aspect
- Electric gated gravelled driveway
- Viewing highly recommended

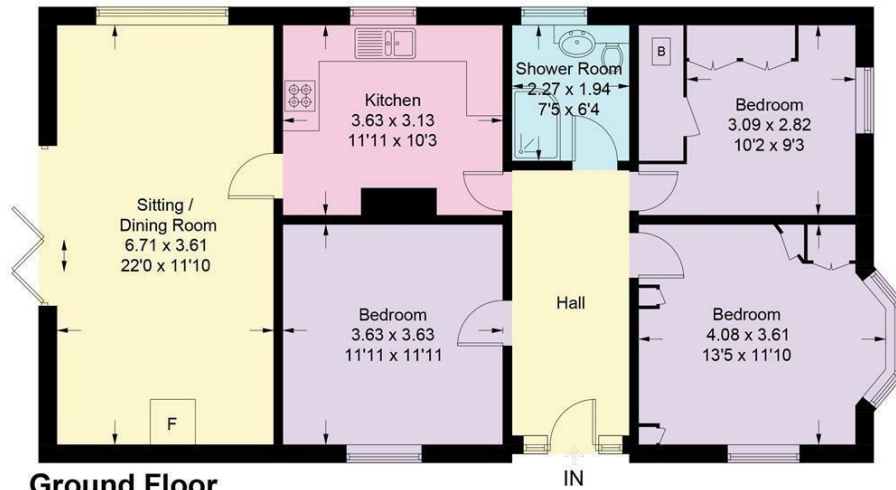
Guide Price
£515,000



Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft
 Outbuilding = 3.6 sq m / 39 sq ft
 Total = 96.7 sq m / 1041 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
 Wychavon

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01386 277277

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



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