



Cotheridge Lane, Eckington, Pershore, WR10 3BA

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

NO ONWARD CHAIN - A modern semi detached family home offering spacious, well proportioned and immaculately maintained accommodation over three floors situated in a quiet & convenient location within this highly regarded village. The village location provides easy access to the Market Town of Pershore, national road and rail networks.

The accommodation in brief comprises:

Entrance Hall  
Open Plan Kitchen Dining Room Lounge  
Cloakroom  
Three Double Bedrooms - On Ensuite Shower Room  
Family Bathroom

Outside, to the front of the property is a gravelled frontage with path leading to the front door and a gated side/rear garden pedestrian access.

To the rear of the property is a enclosed split level low maintenance landscaped garden enjoying a sunny aspect with a high degree of privacy, a generous paved patio area and raised astro turf seating area in turn accessing a detached timber frames Summer House\* (fully insulated with power & light - a great potential work space). Mature shrub/floral borders. Wooden garden shed.

Two allocated off road car parking spaces.

Services: Mains Electricity, Water & Drainage are connected. Underfloor heating throughout served by an Air Source Heat Pump.







# Key Features

- A modern 3 double bedroom semi detached family home
- Spacious & immaculately maintained accommodation
- Air Source Underfloor Central Heating
- No Onward Chain
- Allocated Off Road Parking - 2 Spaces
- Private low maintenance landscaped garden with Summer House\*
- Sought after village location
- Open plan Kitchen Dining Room Lounge
- Viewing Highly Recommended

**Guide Price**  
**£369,950**

EPC Rating - B

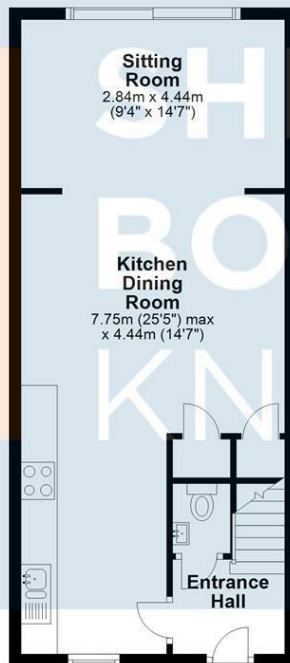
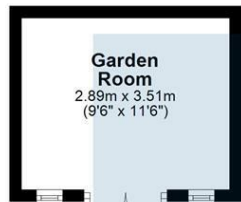
Tenure - Freehold

Council Tax Band - C

Local Authority -  
Wychavon

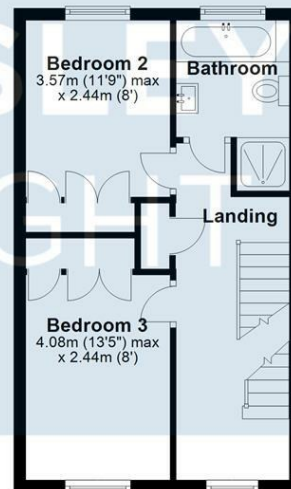
## Ground Floor

Approx. 57.7 sq. metres (620.6 sq. feet)



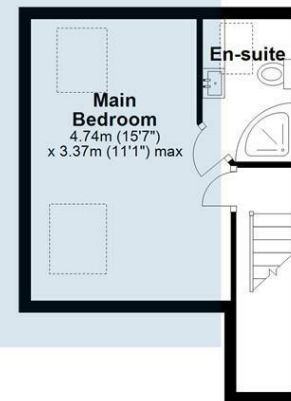
## First Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



## Second Floor

Approx. 22.6 sq. metres (243.1 sq. feet)



Total area: approx. 114.7 sq. metres (1234.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

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