



Magnolia Close, Drakes Broughton, WR10 2AZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

An end of terrace family home offering well proportioned accommodation enjoying a southerly rear aspect situated in a quiet cul de sac location within this popular and sought after village. The location provides easy access to local village shops, a public house, Parkway Train Station, Pershore & Worcester.

The accommodation in brief comprises:

- Entrance Hall
- Kitchen
- Lounge Dining Room
- Three Bedrooms
- Family Bathroom

Outside, to the front of the property is a driveway providing off road parking for up to 3 cars in turn accessing the front door and Single Garage (up & over door, power & light).

Side pedestrian access to rear garden.

To the rear of the property is a landscaped lawned garden and paved/gravelled patio area with shrub border. Private southerly rear aspect.

Services: Electricity, water and drainage are connected to the property. Oil Fired heating (new boiler October 2024) & Upvc double glazing is installed.





Key Features

- An end terraced family home
- Lounge Dining Room & Kitchen
- Three Bedrooms & Family Bathroom
- Off road parking for up to 3 cars & Single Garage
- Private southerly rear aspect
- Landscaped garden
- Quiet cul de sac in popular and sought after village location
- Viewing highly recommended

Guide Price
£260,000

EPC Rating - D

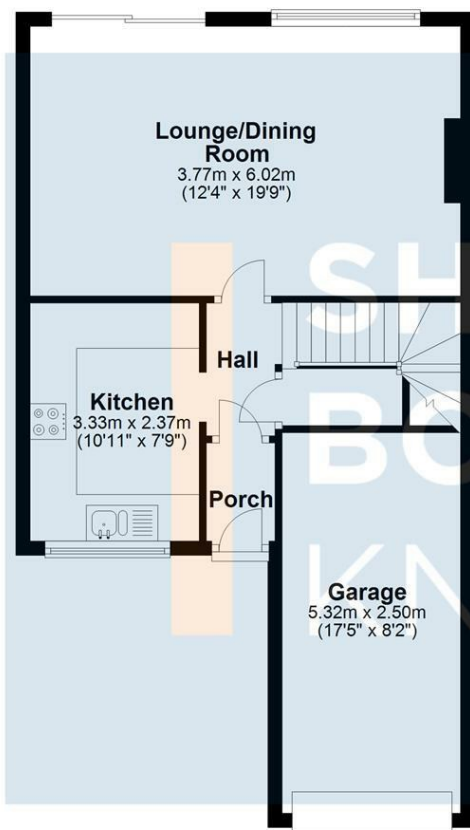
Tenure - Freehold

Council Tax Band - B

Local Authority -
Wychavon

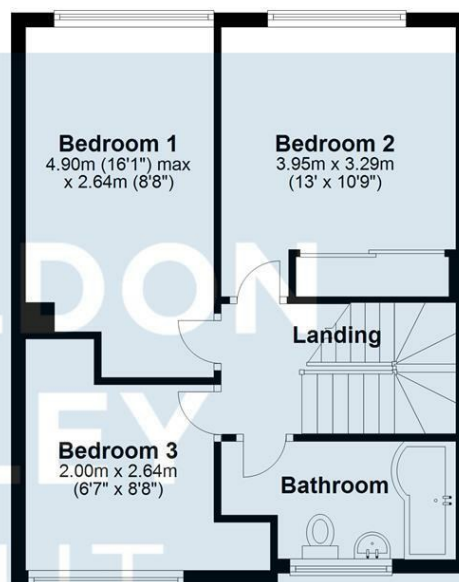
Ground Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



Total area: approx. 98.7 sq. metres (1062.8 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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