



Acorn Grove, Pershore, WR10 1PQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A fully refurbished link detached family home offering immaculately presented and well proportioned accommodation, situated in a quiet cul de sac location with superb far reaching views across the town to Bredon & the Cotswolds. The location provides easy access to the town centre, national road and rail networks.

The accommodation in brief comprises:

- Reception Hall
- Lounge Dining Room
- Spacious refitted Kitchen Breakfast Room
- Cloakroom
- Three spacious Bedrooms - main Bedroom
- Ensuite
- Family Bathroom

Outside, to the front of the property is a lawned fore garden and driveway providing off road parking leading to the front door and Garage/Storage area* (up & over door, power & light, rear courtesy door to the Kitchen).

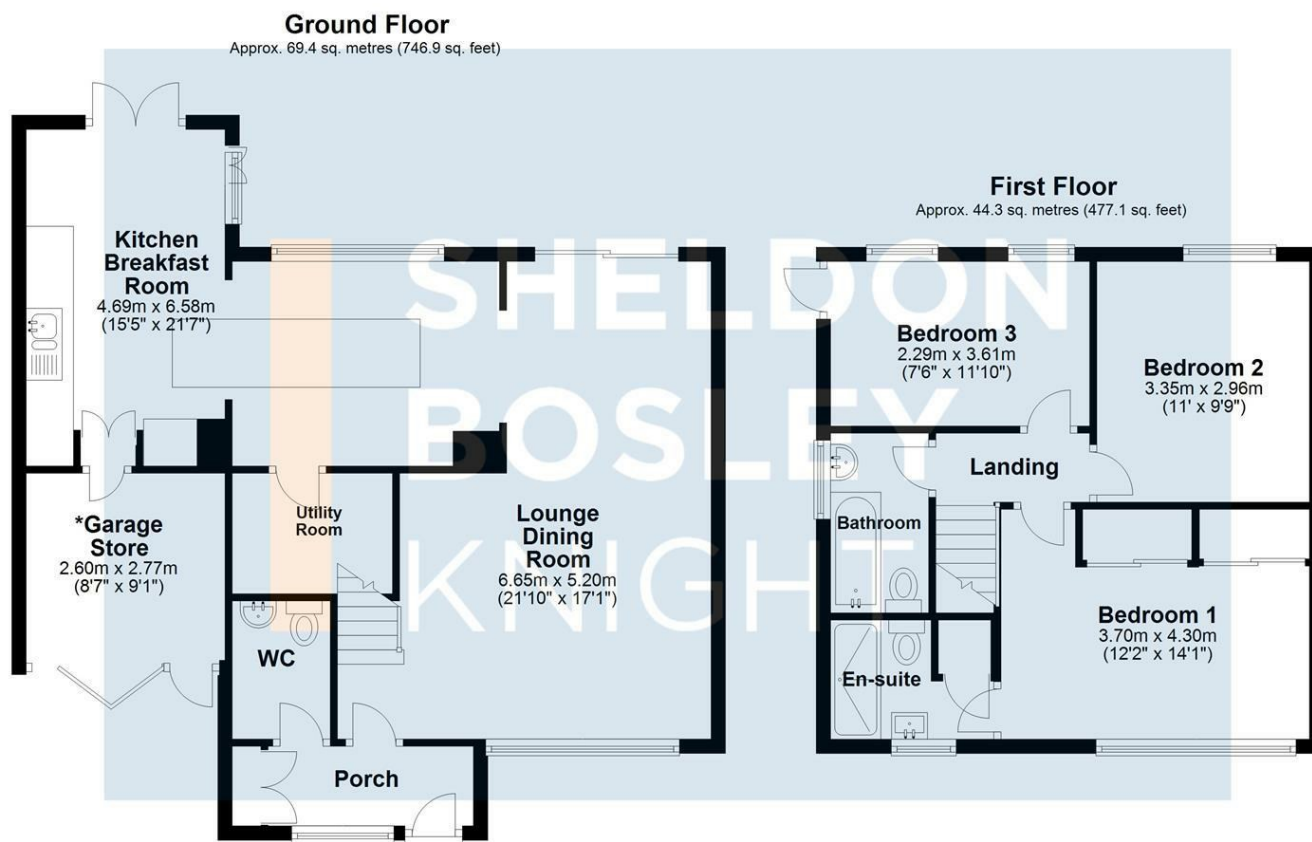
To the rear of the property is a landscaped garden, predominately laid to lawn, shrub border and a large wooden decked patio area enjoying superb far reaching views to Bredon Hill & The Cotswolds.

Services: We have been advised all mains services are connected. Central heating (new boiler 2022) & Upvc double glazing is installed.

Agents note: The property has the benefit of loft spray foam insulation, still under guarantee - paperwork available.







Total area: approx. 113.7 sq. metres (1224.0 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.

Key Features

- A superbly presented link detached family home
- Spacious & well proportioned accommodation
- Views across Pershore to Bredon Hill & the Cotswold's
- Landscaped garden
- Off Road Parking & Garage*
- Quiet cul de sac location
- Refitted Kitchen, Bathroom & Ensuite Shower Room
- New gas boiler 2022
- A popular & sought after residential area
- Viewing Highly Recommended

Guide Price
£375,000

EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority -
Wychavon

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