



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

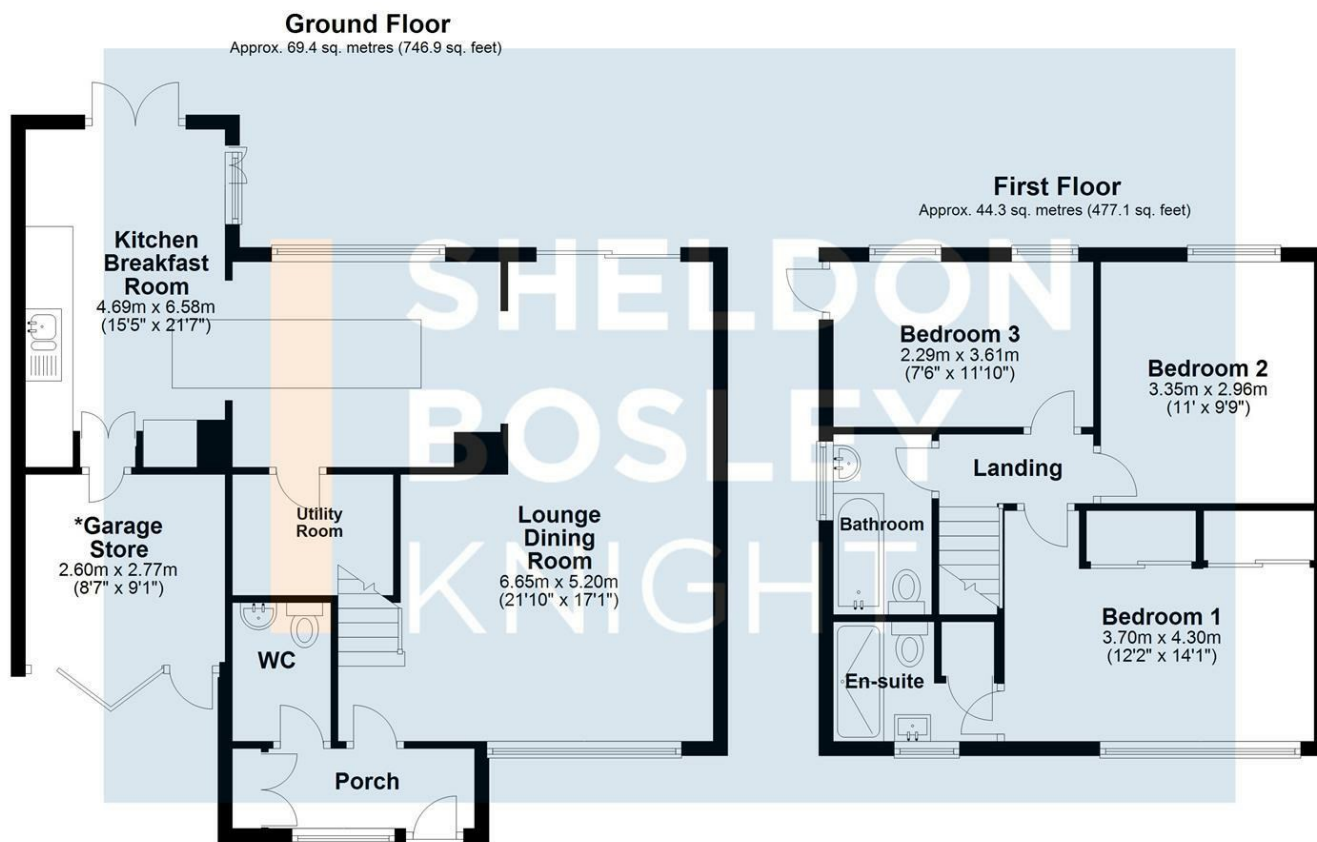
Outside, to the front of the property is a lawned fore garden and driveway providing off road parking leading to the front door and Garage/Storage area* (up & over door, power & light, rear courtesy door to the Kitchen).

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.







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.

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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