



**Church Lane, Flyford Flavell, Worcester, WR7 4BZ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
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# Property Description

**\*NO ONWARD CHAIN\*** A detached bungalow offering spacious & very well maintained accommodation occupying a large mature corner plot, enjoying a high degree of privacy and a westerly rear aspect. Situated within this highly regarded and sought after village, the location provides easy access to Pershore, Worcester, national road and rail networks.

The accommodation in brief comprises:

Reception Hall  
Lounge  
Dining Room  
Family Room/TV Room  
Conservatory  
Kitchen Breakfast Room  
Utility Room  
Three Bedroom - the main Bedroom having an  
Ensuite Bathroom  
Family Bathroom

Outside, the property stands on a large corner plot of approximately 0.3 of an acre being predominately laid to lawn. To the front of the property is a driveway providing off road parking for 4+ cars, in turn accessing the front door, Double Garage (with electric roller door, power & light, rear courtesy door to the Conservatory) and gated pedestrian access to the rear of the property. The rear garden has a generous patio area, outside light and a private westerly rear aspect.

Services: Main electricity & water are connected, drainage is to a private septic tank, oil central heating and double glazing is installed.







## Key Features

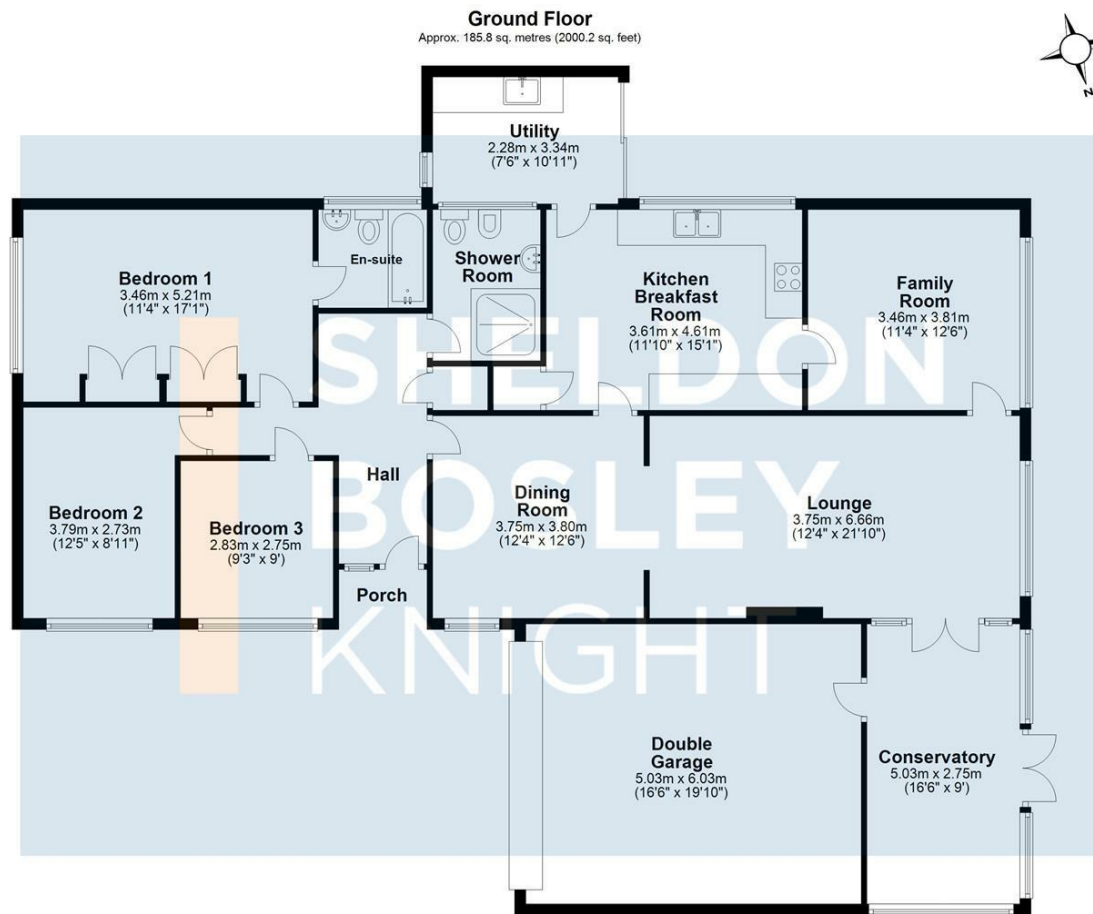
- A spacious & well maintained detached bungalow
- Large corner mature plot - approximately 0.3 of an acre
- Double glazing & central heating
- Three reception rooms & a conservatory
- Refitted Kitchen & Utility Room
- Three Bedrooms - main Bedroom with Ensuite Bathroom
- Family Bathroom
- Double Garage & off road parking 4+ cars
- Private westerly rear aspect
- NO ONWARD CHAIN

**Guide Price**  
**£650,000**









Total area: approx. 185.8 sq. metres (2000.2 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.



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority  
Wychavon





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.

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