



Westcott Way, Pershore, WR10 1RH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A modern three bedroom detached family home offering well proportioned and immaculately presented accommodation with a private westerly rear aspect. Situated on this popular and sought after development the location provides easy access to the town centre, Pershore High School, national road and rail networks.

The accommodation in brief comprises:

Reception Hall
Lounge
Kitchen Dining Room (Kitchen with built in appliances - fridge, dishwasher, washing machine, oven, hob and extractor)
Utility Room
Cloakroom
Three Bedrooms - Main Bedroom with Ensuite
Shower Room
Family Bathroom

Outside, to the front of the property is a lawned frontage with pathway leading to the front door. A driveway provides off road parking for 3-4 cars (plus visitors parking space) and 7.2 KW Electric Charging Point (Pod-point) leading to a Single Garage (up & over door, power & light) and a rear garden pedestrian access.

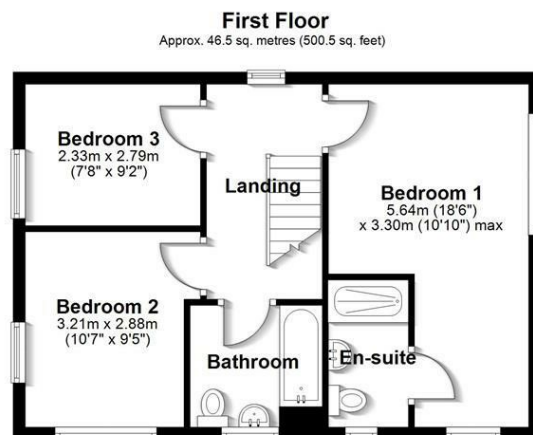
To the rear of the property is an enclosed lawned garden with shrub borders enjoying a private westerly aspect. Wooden decked seating area with garden furniture & canopy & garden shed all included. Hot Tub (negotiable).

Services: All mains services are connected.

Agents Note: There is/will be an annual service charge of £TBC (reviewable) once the development has been completed towards the up keep of the communal facilities/areas on the development.







Total area: approx. 106.9 sq. metres (1150.9 sq. feet)

Key Features

- A modern three bedroom detached family home
- Well proportioned & immaculately presented accommodation
- Private westerly rear aspect
- Popular and sought after development
- Central heating & Upvc double glazing
- NO ONWARD CHAIN
- Off road parking for 3-4 cars plus visitors space & Single Garage
- 7.2 KW Electric Charging Point (Pod-point)
- Viewing highly recommended

Guide Price
£369,950

EPC Rating - B

Tenure - Freehold

Council Tax Band - D

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