



Coates Drive, Pinvin, Pershore, WR10 2DH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A modern detached family home offering spacious, immaculately presented and versatile accommodation situated on a sought after development in this popular village with easy access to local schooling, Pershore, national road and rail networks.

The accommodation in brief comprises:

Reception Hall
Lounge
Dining Room/ Playroom
Kitchen Dining Room
Cloakroom/WC
Four Double Bedrooms - Main bedroom with an Ensuite Shower Room
Family Bathroom
Partially converted garage to provide a Home Office

Outside, to the front of the property is a shrubbed frontage with a paved pathway to the front door. A side driveway provides off road parking in turn leading to a Single Garage (having been partially converted to provide a Home Office whilst retaining the Up & Over door to a useful storage space at the front) and a gated rear pedestrian access.

To the rear of the property is an enclosed garden predominately laid to lawn with shrub borders, garden shed, paved patio area all enjoying a private westerly aspect.

Services: All mains services are connected, Upvc double glazing & central heating is installed.





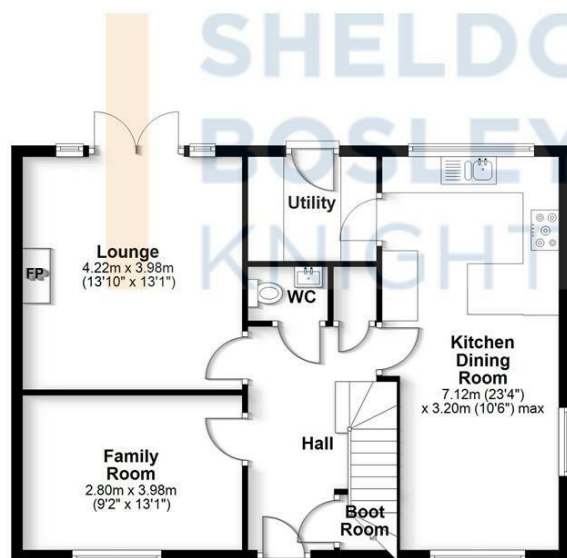
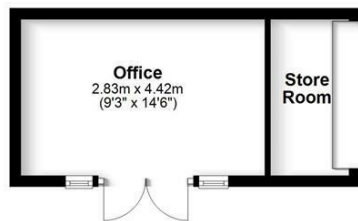
Key Features

- A spacious, versatile & immaculately presented detached family home
- Private landscaped enclosed gardens enjoying a westerly aspect
- Two reception rooms & four double bedrooms - two with ensuite shower rooms
- Partially converted garage to provide home office
- Popular development location in sought after village
- Easy access to local schooling, Pershore, national road & rail networks
- AMPLE storage spaces within the property
- Viewing highly recommended

Guide Price
£565,000



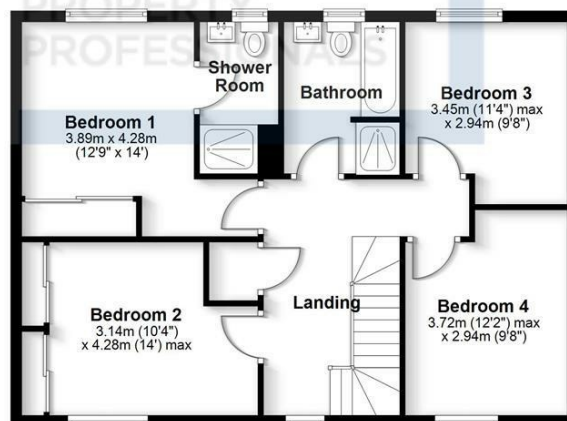
Ground Floor
Approx. 86.0 sq. metres (925.6 sq. feet)



Total area: approx. 156.6 sq. metres (1685.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

First Floor
Approx. 70.6 sq. metres (760.0 sq. feet)



EPC Rating - B

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.

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS