

Worcester Road, Drakes Broughton, Pershore, WR10 2AQ

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

## **Property Description**

A charming semi detached red brick cottage offering well proportioned and well presented accommodation with a wonderful large mature private garden, situated on the edge of this popular village with easy access to Pershore, Worcester, national road and rail networks.

The accommodation in brief comprises:

Reception Hall
Lounge with Wood Burning Stove
Kitchen Breakfast Room
Conservatory/Garden room
Cloakroom/WC
Three Bedrooms
Shower Room

Outside, to the front of the property is a mono blocked driveway providing offroad parking with an adjoining gravelled area providing a turning area/additional parking with a hedged border/boundary, in turn leading to the front door and a Single Garage\* (Having been converted to provide a Utility/Boot Room - no building regs). A gated rear pedestrian access. Outside courtesy light.

To the rear of the property is a wonderful large private garden being predominately laid to lawn with mature well stocked shrub & floral borders, a timber store & Bar area, several patio/seating areas, gardens sheds/stores, Green house, brick BBQ, Summer House, Log Store, outside tap and outside courtesy light(s).

Agents Note: The current owner had approved planning to extend the cottage which has now lapsed - W/22/00371/HP

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











## **Ground Floor** First Floor Approx. 81.5 sq. metres (877.5 sq. feet) Approx. 42.9 sq. metres (462.1 sq. feet) Kitchen Bedroom 1 Bedroom 2 Lounge 5.20m x 3.67m (17'1" x 12') Breakfast 3.40m x 4.09m 2.75m x 3.67m (9' x 12') (11'2" x 13'5") Room 3.11m x 4.09m (10'2" x 13'5") Conservatory 5.20m x 3.63m (17'1" x 11'11") Bedroom 3 Shower Landing 2.31m x 2.46m Hall (7'7" x 8'1") Room (6'6"x 6'5") Utility Porch Room Garage 2.62m x 5.76m (8'7" x 18'11")

Total area: approx. 124.5 sq. metres (1339.6 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.

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 charming semi detached red brick cottage
- Well proportioned and well presented accommodation
- A wonderful large mature private garden
- Off road parking & Garage\*
- Central hearting & double glazing
- Thee Bedrooms two doubles
   & a single room
- Shower Room
- Viewing highly recommended

Offers Over £360,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority - Wychavon