



Elderberry Grove, Pershore, WR10 2FN

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

NO ONWARD CHAIN - A brand new semi detached home offering immaculately presented and well proportioned accommodation, situated on this popular and sought after development with easy access to Pershore town centre, national road and rail networks.

The accommodation in brief comprises:

Reception Hall  
Lounge  
Kitchen Dining Room  
Cloakroom  
Two Double Bedrooms  
Bathroom

Outside, to the front of the property is a fore garden with paved pathway to the front door.

To the side of the property is off road parking for two cars with a gated rear garden pedestrian access.

To the rear of the property is an enclosed garden predominately laid to lawn with a paved patio area.

Services: Mains services are connected, central heating & double glazing is installed, solar panels are also installed.

Agents note: We are advised that there is/will be a communal annual service/maintenance charge toward the up keep of the development of £135.46. (TBC via solicitors)





# Key Features

- A brand new semi detached home
- NO ONWARD CHAIN
- Two Double Bedrooms
- Off road parking x2 spaces
- Central heating heating & Upvc double glazing & Solar Panels installed
- NHBC Warranty (TBC)
- North West facing garden
- IDEAL FOR FIRST TIME BUYERS

**Price Guide**  
**£250,000**

EPC Rating - B

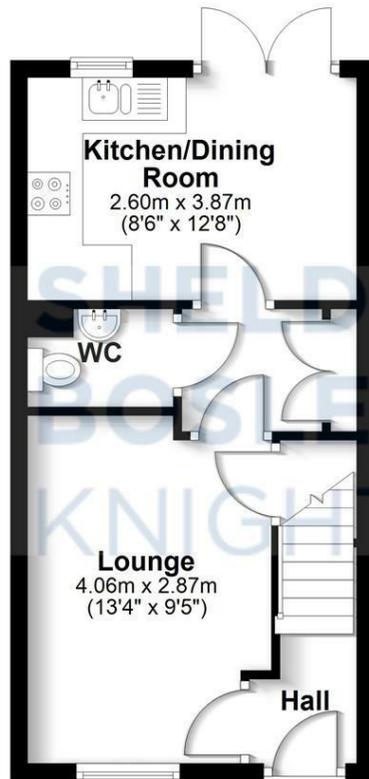
Tenure - Freehold

Council Tax Band - New Build

Local Authority -  
Wychavon CC

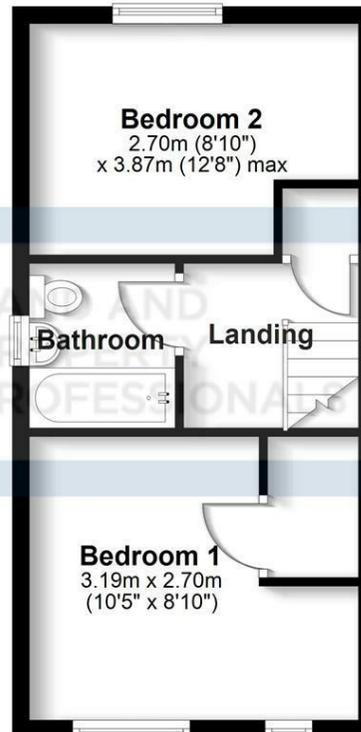
## Ground Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



## First Floor

Approx. 31.4 sq. metres (338.4 sq. feet)



Total area: approx. 62.4 sq. metres (672.0 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.

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