



Westcott Way, Pershore, WR10 1RH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

NO ONWARD CHAIN - FIVE BEDROOM DETACHED FAMILY HOME SITUATED ON A POPULAR ESTATE

This modern five-bedroom detached family home is situated in the historic market town of Pershore, offering versatile and spacious living across two floors. The property is ideal for growing families or those seeking generous accommodation within easy reach of local schools, shops, and amenities.

The ground floor comprises a welcoming entrance hall leading into a bright and generously sized living room. The kitchen opens into a dining area, perfect for both everyday meals and entertaining, and is complemented by a separate utility room and convenient downstairs WC. The integral garage offers excellent storage or parking, with additional off-road parking available at the front of the property.

Upstairs, the property features five well-proportioned bedrooms. The primary bedroom includes an en-suite shower room, and the remaining four bedrooms are served by a further two family bathrooms, providing flexibility and comfort for larger households.

To the rear, a beautifully kept garden offers a private and tranquil outdoor space. Mainly laid to lawn with a patio area, it's perfect for relaxing, entertaining, or family play. This home is a fantastic opportunity to enjoy spacious living in a sought-after location.





Key Features

- DETACHED FIVE BEDROOM FAMILY HOME
- SPACIOUS AND VERSATILE LAYOUT
- BRIGHT AND GENEROUS LIVING ROOM
- OPEN PLAN KITCHEN AND DINING AREA
- SEPARATE UTILITY ROOM AND DOWNSTAIRS WC
- EN-SUITE TO PRIMARY BEDROOM
- FAMILY BATHROOM
- WELL-KEPT LAWNED REAR GARDEN WITH PATIO
- FRONT PARKING AND INTEGRAL GARAGE
- EPC RATING = A

**Guide Price
£400,000**

Pershore

Pershore is a charming Georgian-style market town set along the picturesque River Avon, offering scenic walks and a variety of leisure activities. The town boasts a mix of independent shops, a supermarket, an indoor market, and a leisure centre, catering to both residents and visitors. It's home to excellent local amenities including two medical centres, a hospital, and a well-regarded library, along with strong educational options. At the heart of the community is Number 8, a volunteer-run arts centre hosting cinema, theatre, ballet, and yoga. Pershore is well-connected via its own railway station and the nearby Worcestershire Parkway, with direct links to London, Worcester, and Birmingham. The M5 motorway is easily accessible, placing major destinations like Cheltenham, Stratford-upon-Avon, and Worcester all within reach.

Additional Information

Tenure: Currently Leasehold - Being sold as Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E.

EPC Rating: D

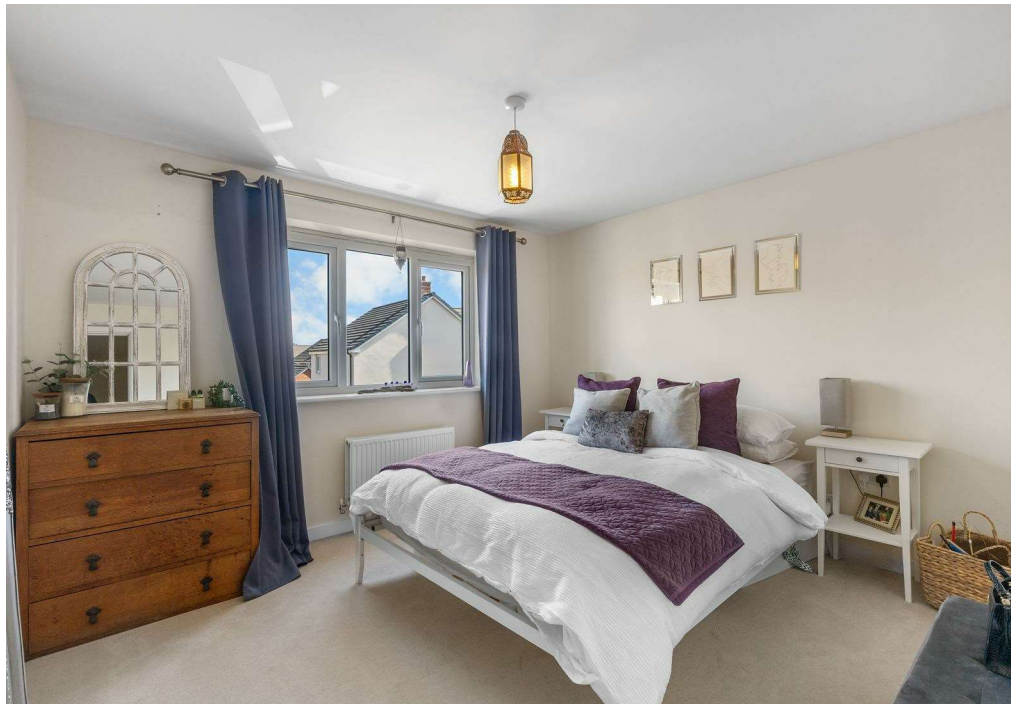
Agents Note

(i) The property is currently held on a leasehold basis with a 999-year lease commencing on 1 January 2015. The guide price reflects the purchase of the freehold, which will be acquired during the legal stage of the transaction.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

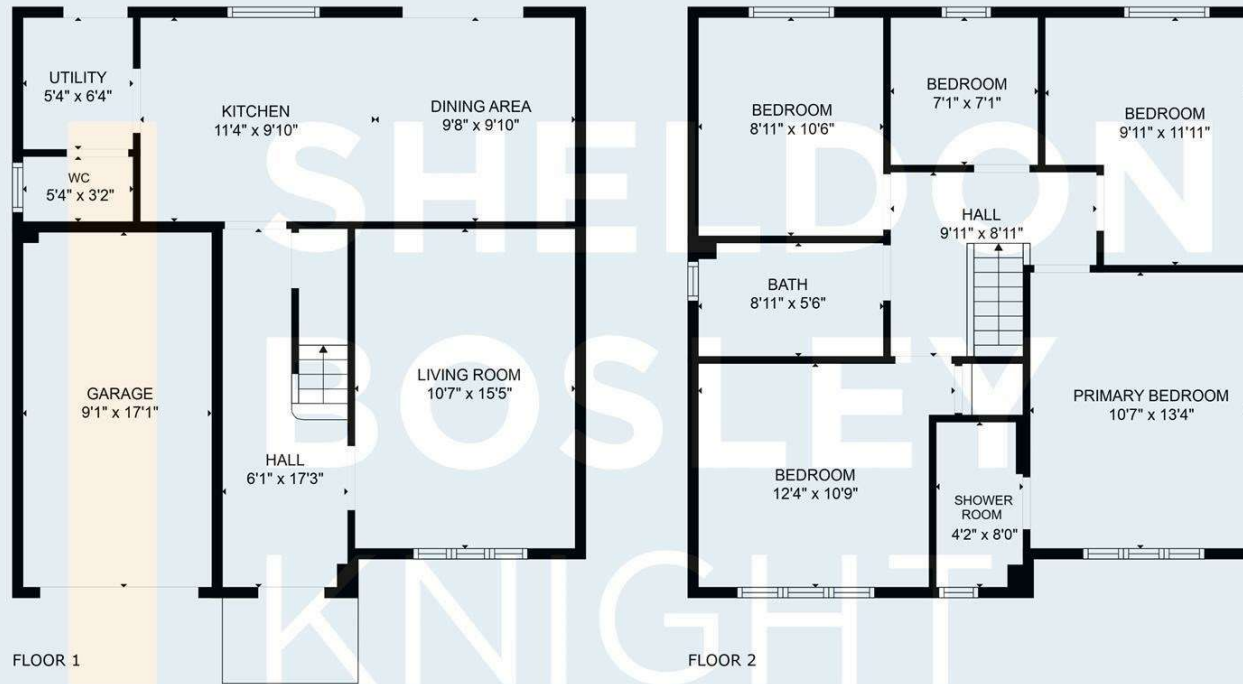
(iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



TOTAL: 1251 sq. ft.
 FLOOR 1: 541 sq. ft.; FLOOR 2: 710 sq. ft.
 EXCLUDED AREAS: GARAGE: 156 sq. ft., "": 27 sq. ft.

Measurements are calculated accurately but are not guaranteed.



EPC Rating - A

Tenure - Freehold

Council Tax Band - E

Local Authority
 Wychavon District Council

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