



Willow Bank Close, Throckmorton, WR10 2JW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Willow Bank Close is a spacious, well proportioned semi detached bungalow with a private garden situated within the grounds of Willow Bank House Residential Home. The village lies 3.5 miles of Pershore, five miles of Evesham and 9 miles of Worcester.

The accommodation comprises:

- Porch
- Reception Hall
- Lounge
- Kitchen Dining Room
- Conservatory
- Two Bedrooms
- Shower Room

Outside, to the front of the property is a small lawned area with pathway to the side of the property to a porch and gated side pedestrian access to the rear garden. To the rear of the property is a conservatory which leads to an enclosed private garden with a patio area and grass with a range of tree's and shrubs and includes a wooden garden shed.

There are car parking spaces available on a first come first served basis.

The property is leasehold 99 years from the year 1988. We are advised that there is a Ground Rent and Service charge of £727.53 approx. annually. We have been advised the service charge includes: Building Insurance, Street Lighting, Mowing and Gardening costs, Accountancy Fees, Management Fees, Sewerage Maintenance, Sundry - Sewerage Costs (all to be confirmed via solicitors)

Minimum age restriction of 55 years.

Tenure: Leasehold
EPC Band: D
Council Tax Band: C





Key Features

- NO ONWARD CHAIN
- MINIMUM AGE RESTRICTION 55 YEARS
- KITCHEN DINING ROOM
- LOUNGE
- TWO BEDROOM'S
- SHOWER ROOM
- CONSERVATORY
- PRIVATE REAR GARDEN
- LEASEHOLD
- VIEWING HIGHLY RECOMMENDED

Guide Price
£139,000

EPC Rating - D

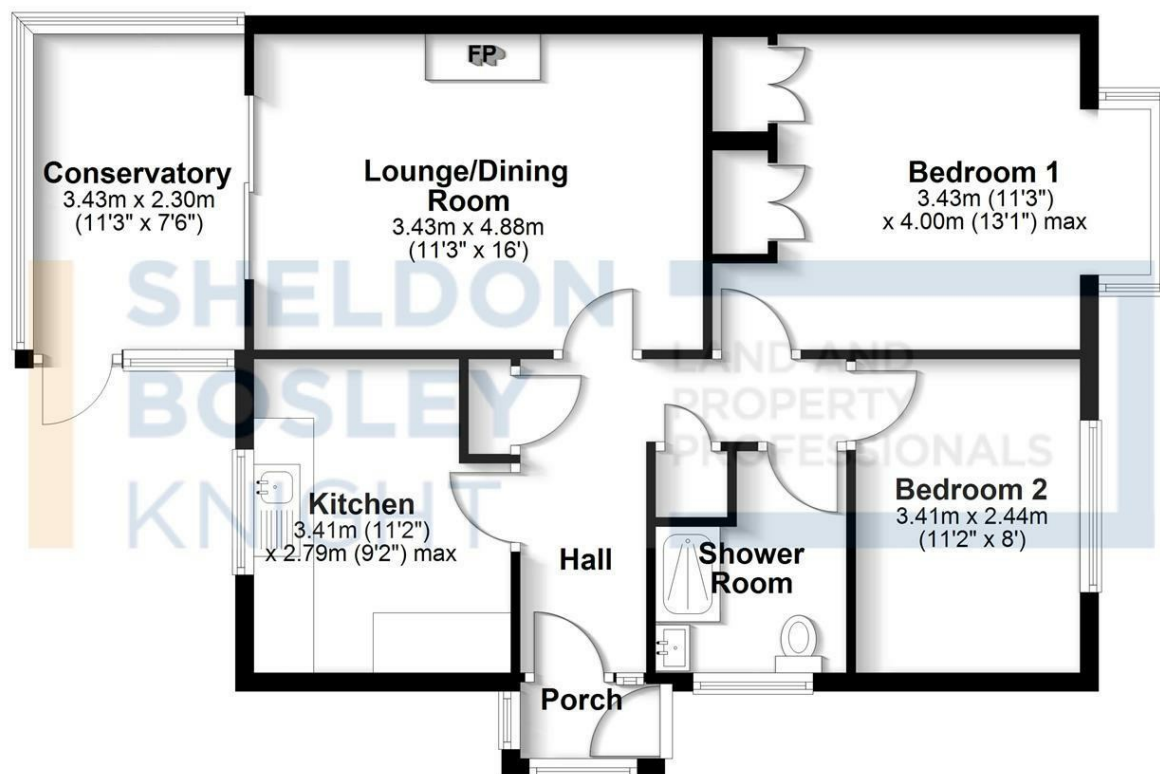
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Local Authority -
Wychavon CC

Ground Floor

Approx. 72.5 sq. metres (780.3 sq. feet)



Total area: approx. 72.5 sq. metres (780.3 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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