



St. Andrews Road, Pershore, WR10 1LU

**SHELDON
BOSLEY
KNIGHT**

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PROFESSIONALS

Property Description

Nestled on the charming St. Andrews Road in the picturesque town of Pershore, this delightful semi-detached house offers a perfect blend of character and modern living. With Stunning views to Abbey Park.

The accommodation in brief comprises:

Reception Hall
Lounge with Log Burner
Kitchen Dining Room
Study (with own entrance)
Two Shower Rooms
Three Bedrooms
Conservatory
Easy Maintained South Facing Garden

The house boasts of period features including a cosy log burner which is situated in the lounge and also the kitchen dining area. The layout is thoughtfully designed to maximise both comfort and functionality. The character of the property is evident throughout, with features that add to its unique charm.

For those with vehicles, the property offers ample parking space, a valuable asset in this desirable area. The location itself is a significant draw, with the vibrant community of Pershore offering a range of amenities, including shops, schools, and parks, all within easy reach.

This semi-detached house on St. Andrews Road presents an excellent opportunity for anyone looking to settle in a welcoming neighbourhood with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this property is sure to impress with its blend of character, space, and convenience. Do not miss the chance to make this charming house your new home.

* Agents note - Solar Panels: To reduce energy bills, the property has a lease registered on the title for the roof space, with the solar panel company A Shade Greener. This lease runs for 25 years from January 2013 *

* All windows with fitted shutters - staying with property *





Key Features

- NO ONWARD CHAIN
- THREE BEDROOMS AND STUDY
- KITCHEN AND DINNING ROOM
- UNIQUE AND CHARACTER FEATURES
- VERSITILE LIVING
- FRONT LOW MAINTENANCE GARDEN
- SOUTH FACING PRIVATE REAR GARDEN
- GARDEN SHEDS
- CLOSE TO AMMENTIES
- VIEWING HIGHLY ADVISED

Guide Price
£325,000

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. With a Nursery & Primary School within a 5 minute walk. 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: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

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

EPC Rating: C.

Solar Panels: The property has a lease registered on the title for the roof space, with the solar panel company A Shade Greener. This lease runs for 25 years from January 2013.

Agents Note

(i) 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.

(ii) 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.



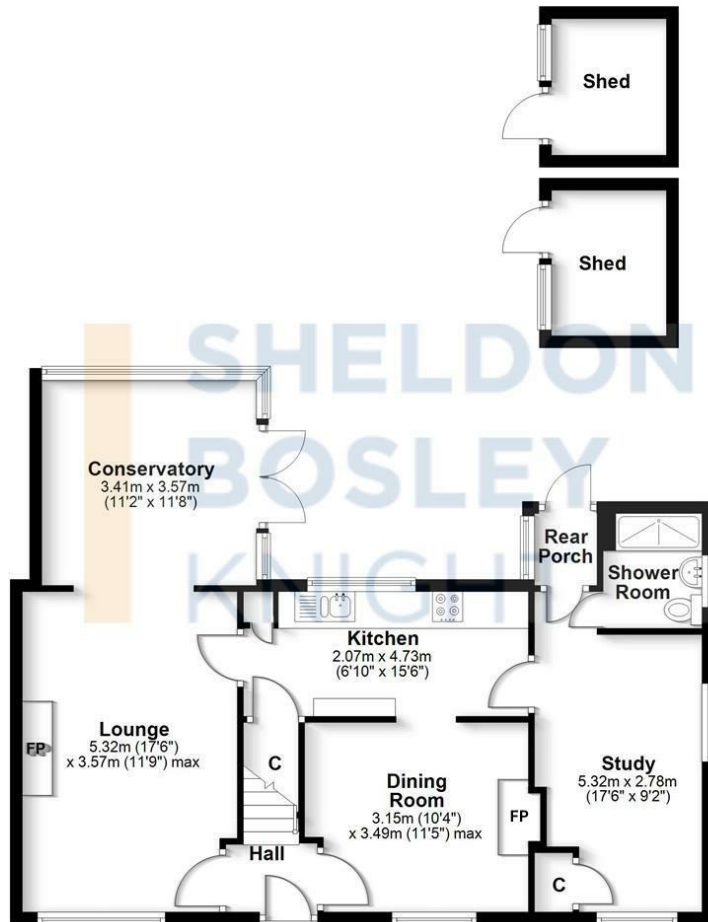




Floorplan

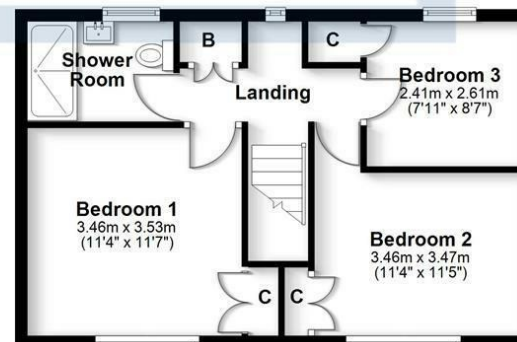
Ground Floor

Approx. 83.6 sq. metres (899.9 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



Total area: approx. 126.4 sq. metres (1360.1 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.



EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority
Wychavon CC

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

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

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DISCLAIMER

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