



**61 Shrubby Road**

Drakes Broughton WR10 2BE

**Andrew Grant**



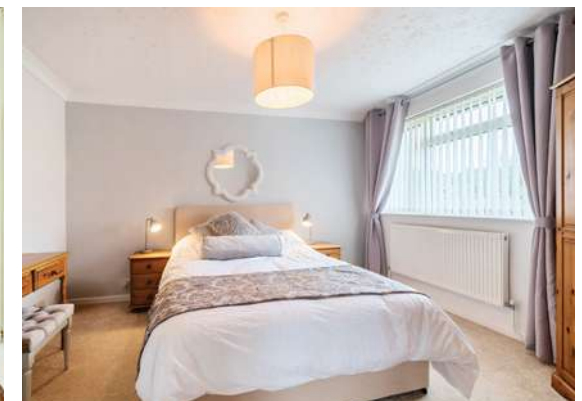
# 61 Shrubby Road

Drakes Broughton WR10 2BE

**3 Bedrooms**    **1 Bathroom**    **2 Receptions**

A beautifully presented and charming family home, ideally situated in the picturesque village of Drakes Broughton.

- This spacious three-bedroom, well-maintained and beautifully presented home, with exciting opportunities for personalisation, is ready to move into.
- With a generously sized living room, bright conservatory and a large kitchen diner, this is an ideal family home.
- The fully enclosed garden has excellent potential for transformation, featuring a two-tier patio and greenhouse.
- A substantial herringbone brick driveway provides parking for up to four cars and leads to a garage with convenient additional storage space and a WC.
- Set in the idyllic village of Drakes Broughton, the property enjoys a rural setting with easy access to local amenities, scenic footpaths and excellent transport links.



1,150 sq ft (106.7 sq m)



## The kitchen

The well-presented kitchen features tiled flooring, dove grey cabinetry and contrasting black counter tops. At its heart is a black electric range cooker, providing additional style and functionality.





The kitchen also offers ample space for a dining table, along with room for essential appliances such as a fridge, washing machine and dryer. A large window floods the space with natural light, while a side door conveniently opens onto the driveway.







## The living room

Situated at the rear of the property, this generously sized living room features stylish wood-effect flooring and an electric fireplace that contributes to the warm and welcoming character of the room.





A large window ensures the room is bright and airy whilst offering views of the rear garden. Glazed double doors open out into the adjoining conservatory to create a sizable space for both entertaining and relaxing with the family.





## The conservatory

A wonderful extension of the home, the conservatory offers a bright and inviting space with elegant tiled flooring and double doors that open directly into the garden. This versatile room serves as the perfect spot for relaxing with a book, enjoying morning coffee, or entertaining guests while taking in the views of the surrounding gardens.





## The hallway

A warm and inviting hallway welcomes you with wood-effect flooring and stairs that lead up to the first floor. Doors to the right open into the kitchen, while a door at the rear leads to the spacious living room.





## Bedroom one

This generously sized double bedroom provides ample space for free-standing furniture, allowing for flexible layout options to suit your needs. A large front-facing window bathes the room in natural light, creating a bright and welcoming atmosphere.





The well-proportioned dimensions and peaceful ambiance ensure this bedroom offers a comfortable and versatile space, whilst the natural light enhances the sense of space, making it both a functional and inviting space.





## Bedroom two

Bedroom two is another spacious double bedroom that features a large window that provides views of the rear garden, whilst providing ample natural light to create a bright and airy feel. The generous proportions provide plenty of space for various furniture arrangements.







## Bedroom three

Bedroom three is a good-sized single bedroom that also overlooks the rear garden making it ideal as a child's bedroom. This room could also be repurposed as a home office or hobby room.





## The family bathroom

The contemporary family bathroom boasts stylish yet practical built-in storage, along with a bath featuring a hand held shower attachment, WC, and wash basin. The walls are elegantly tiled in neutral cream and charcoal grey tones, adding a modern touch to the space.

A large window fills the room with natural light, making it feel bright and airy, while the thoughtful design ensures both functionality and aesthetic appeal.





## The gardens

The fully enclosed garden offers immense transformation potential. The two-tier brick patio, accessed via the conservatory, provides an ideal canvas to create a stylish seating area for outdoor entertaining and al fresco dining. The lower section of the garden features a greenhouse and offers fantastic scope for keen gardeners to cultivate plants or even develop a vegetable plot.







## The driveway & garage

The property benefits from a large herringbone brick driveway with space for up to four cars, complemented by a low maintenance garden to the left with planted borders.

The garage provides ample storage space and includes the added convenience of a WC.



# Location

Drakes Broughton is a delightful village in Worcestershire that combines rural charm with modern convenience.

Located a short distance from the town of Pershore, this picturesque village offers a tranquil setting with essential amenities close at hand, ideal for families and professionals alike.

The village amenities include a local shop, a Post Office, a hairdresser, a chip shop and both primary and secondary schools. Community life is vibrant, with a village hall, playing fields and scenic footpaths connecting to the neighbouring village of Pinvin.

For a broader range of amenities and schooling options, the nearby towns of Evesham and Worcester are within easy reach and offer a variety of shopping, dining and entertainment choices.

Commuting is highly convenient, with excellent train services available from Pershore and Worcestershire Parkway stations. Additionally, junctions 6 and 7 of the M5 motorway offer easy access to Worcester, Birmingham and the wider West Midlands.

# Services

Mains gas, electricity, water and drainage.

# Council Tax

The Council Tax banding for this property is **Band C**



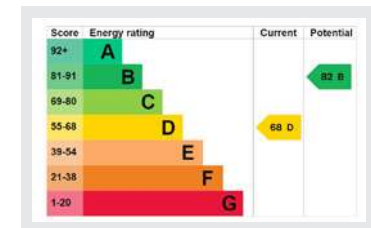
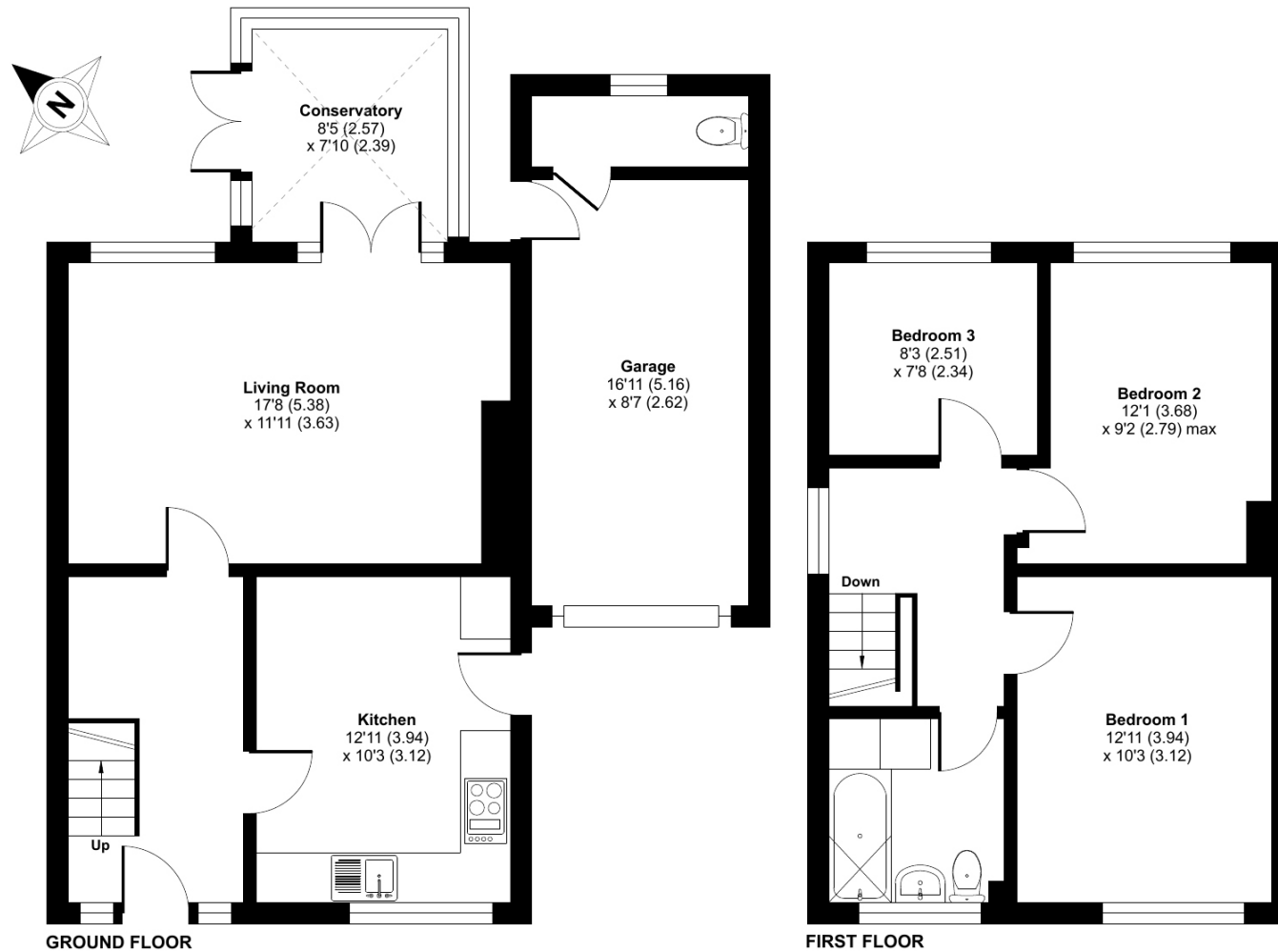


# Shrubbery Road, Drakes Broughton, Pershore WR10

Approximate Gross Internal Area = 974 sq ft / 90.4 sq m

Garage = 176 sq ft / 16.3 sq m

TOTAL = 1,150 sq ft / 106.7 sq m



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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