



**23 St. Agathas Road**  
Persore, WR10 1DG

**Andrew Grant**



# 23 St. Agathas Road

Pershore, WR10 1DG

**3 Bedrooms   1 Bathroom   2 Reception Rooms**

A three-bedroom terraced home in Pershore, offering spacious accommodation, a generous garden and excellent potential to improve and add value.

- A well-proportioned three-bedroom terraced home with scope for personalisation.
- Spacious living and dining areas with plenty of natural light.
- Functional kitchen with ample storage and direct garden access.
- Generous rear garden with a patio and lawn.
- Communal parking available.
- Ideally situated in Pershore, close to schools, shops and transport links.
- Strong investment potential for buy-to-let or renovation projects.

960 sq ft (89.1sq m)







## The living room

Spacious and bright, the living room features sliding glass patio doors that offer lots of natural light. The room offers ample space for seating and storage, making it a practical and versatile space for relaxing or entertaining.





## The kitchen

The kitchen provides a practical layout with good storage and worktop space. It features a built-in oven, gas hob and extractor, with space for additional appliances. A rear door offers convenient access to the garden, making it easy to enjoy outdoor dining or gardening. While fully functional, this space has the potential to be upgraded to suit modern tastes.







## The dining room

A good sized room with a large front-facing window, allowing for plenty of natural light. This space offers flexibility as a formal dining area, second reception room or even a home office. Its generous proportions provide plenty of options for a new owner to personalise and adapt it to their needs.





## The primary bedroom

The largest of the three bedrooms, this room provides ample space for a double bed and additional furniture. A large window ensures plenty of natural light, and the layout allows for various furniture arrangements to maximise the space.







## Bedroom two and three

Bedroom two is a well-proportioned room that can comfortably accommodate a double bed and storage, making it a practical space for a guest room, child's bedroom or home office.

Bedroom three, though smaller, is a versatile space that could be used as a nursery, study or single bedroom.





## The bathroom

The family bathroom offers a practical layout, featuring a bath with overhead shower, WC and pedestal basin.





## The garden

The rear garden is a good size, featuring both a paved patio area and a lawned space. Fully enclosed with fencing, it provides a secure outdoor space with lots of potential for landscaping.



## Location

Situated in the charming market town of Pershore, St. Agathas Road is perfectly positioned to enjoy both convenience and tranquillity. Pershore boasts a delightful array of independent shops, supermarkets, cafes and restaurants, making it a fantastic place to call home. The town is known for its scenic surroundings, including the River Avon and nearby countryside walks.

For families, the area offers a selection of excellent schools, while commuters will appreciate the easy access to major road networks such as the M5. Pershore railway station provides direct links to Worcester, Birmingham and London, ensuring excellent connectivity. With a vibrant community atmosphere and a wealth of amenities, this location is ideal for a wide range of buyers looking for a well-connected yet peaceful place to live.

## Services

The property benefits from...TBC

## Council Tax

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

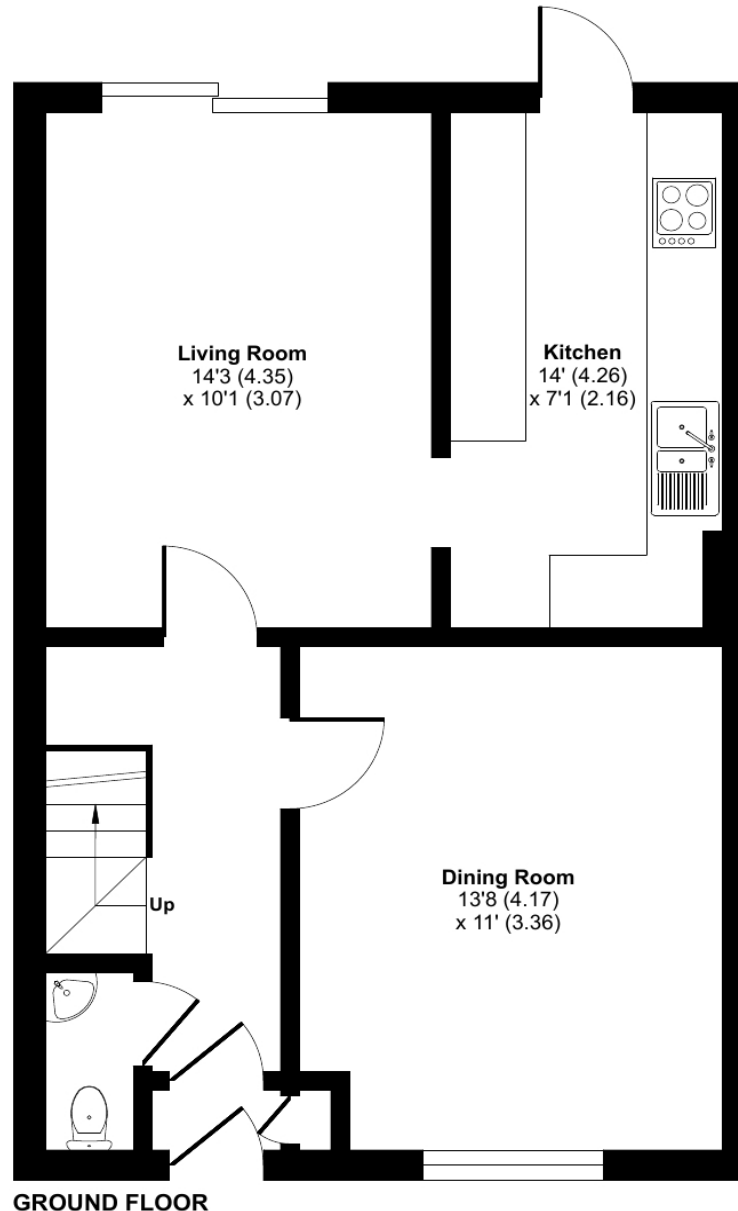




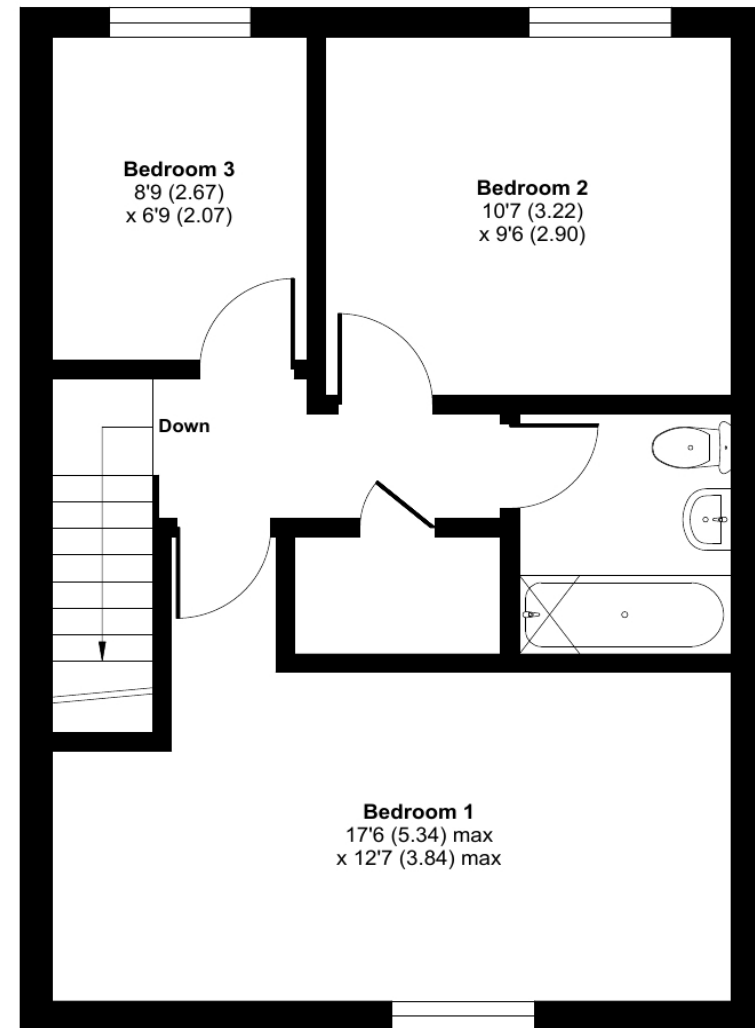
# St. Agathas Road, Pershore, WR10

Approximate Area = 960 sq ft / 89.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



