



**9 Willow Bank Close**

Throckmorton, WR10 2JW

**Andrew Grant**



# 9 Willow Bank Close

Throckmorton, WR10 2JW

**2 Bedrooms    1 Bathroom    1 Reception Room**

A delightful two-bedroom bungalow offering spacious living, private gardens and excellent potential in a peaceful and well-connected residential setting.

- Well-proportioned two-bedroom bungalow offering comfortable single-level living, ideal for those seeking an easy-to-maintain home with great potential to personalise.
- Bright conservatory bringing the outdoors in, creating a lovely additional living space where you can enjoy the changing seasons from the comfort of your own home.
- Spacious living room with garden access, providing a welcoming hub for family life and entertaining, with sliding doors opening to the conservatory.
- Enclosed rear garden backing onto mature greenery, offering peace, privacy and a pleasant outlook with minimal upkeep required.
- Convenient location with a short drive to amenities and transport links, placing local shops, green spaces and travel connections for a well-connected lifestyle.

851 sq ft (79 sq m)







## The kitchen

The kitchen is thoughtfully laid out with plenty of fitted cabinetry for storage and practical worktop space for meal preparation. With a built-in oven and hob, it provides everything you need for day-to-day cooking. The layout maximises functionality and light, making it a pleasant space to prepare family meals or enjoy a morning coffee. A window allows natural light to flood in, creating a warm and welcoming atmosphere.







## The living room

A generous living room provides an inviting space for relaxing or entertaining guests. Sliding doors open onto the bright conservatory, seamlessly connecting indoors with the garden beyond. The neutral walls and large window create an airy feel and ensure this room is filled with natural light throughout the day. This comfortable living area is the perfect heart of the home, offering flexibility to suit your furnishings and lifestyle.







## The conservatory

The conservatory is a wonderful addition that brings the outdoors in all year round. With windows on every side and double doors leading directly to the garden, it's an ideal spot to relax and enjoy the views of the surrounding greenery. The space is bright and airy, making it perfect for reading, dining or simply unwinding in the natural light. Its position off the living room adds to the flow of the bungalow and provides a versatile space that can be enjoyed in every season.







## Bedroom one

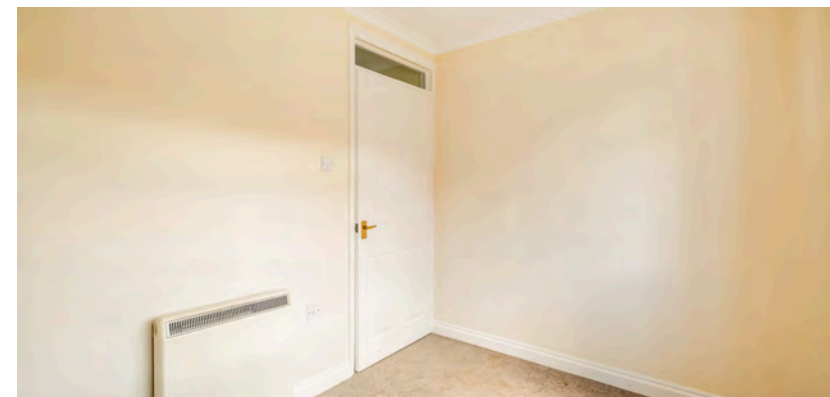
Bedroom one is well-sized and benefits from useful built-in wardrobes for convenient storage. A large window draws in plenty of daylight and provides pleasant views to the front aspect. This peaceful space offers a calm retreat at the end of the day with ample room for a double bed and additional bedroom furniture.





## Bedroom two

The second bedroom is light and versatile, making it ideal as a guest room, study or hobby room. It also features fitted wardrobes for easy organisation. Overlooking the garden, it's a tranquil space that promises restful nights or a productive working environment depending on your needs.







## The bathroom

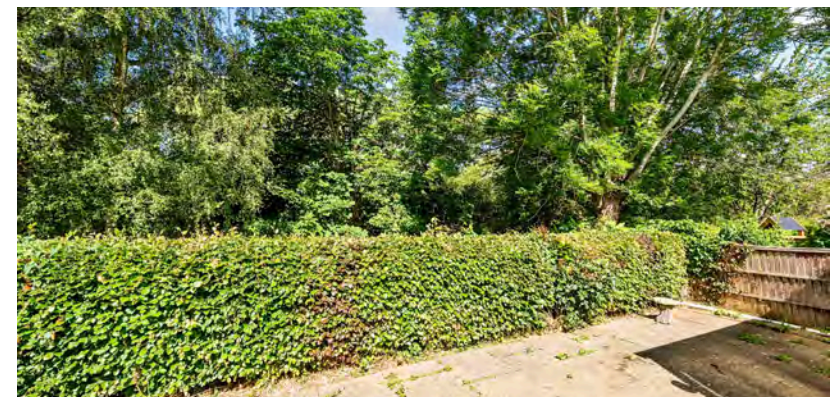
The bathroom is neatly arranged with a practical shower cubicle, wash basin and WC. Finished in neutral tiling, it offers everything needed for a refreshing start to your day. A frosted window allows natural light while ensuring privacy. There is also useful fitted storage beside the basin for your essentials.





## The garden

To the rear, the enclosed garden is paved for easy maintenance and backs onto mature greenery, providing privacy and a lovely natural outlook. It's the perfect spot for morning tea or summer evenings surrounded by nature. The conservatory opens directly onto this space, making outdoor living a delight.





## Location

Situated on the outskirts the desirable village of Throckmorton, 9 Willow Bank Close enjoys a peaceful setting whilst remaining conveniently close to local amenities. Throckmorton is a charming Worcestershire village surrounded by open countryside yet well placed for easy access to nearby Pershore and Evesham.

Everyday essentials, local shops and welcoming pubs are all within a short drive, offering a true village feel with the benefit of nearby market towns. Excellent road links connect you to Worcester, Cheltenham and the wider Midlands, making commuting straightforward for work or leisure. The area is well-served by bus routes and nearby train stations in Pershore and Evesham provide further travel options.

With beautiful walks on your doorstep, a friendly local community and everything you need within easy reach, this location perfectly balances tranquillity with convenience.

## Services

This property has access to mains electricity, water and sewage as well as access to broadband.

## Council Tax

This property is council tax **band C**

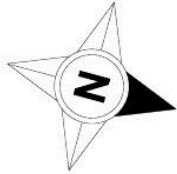




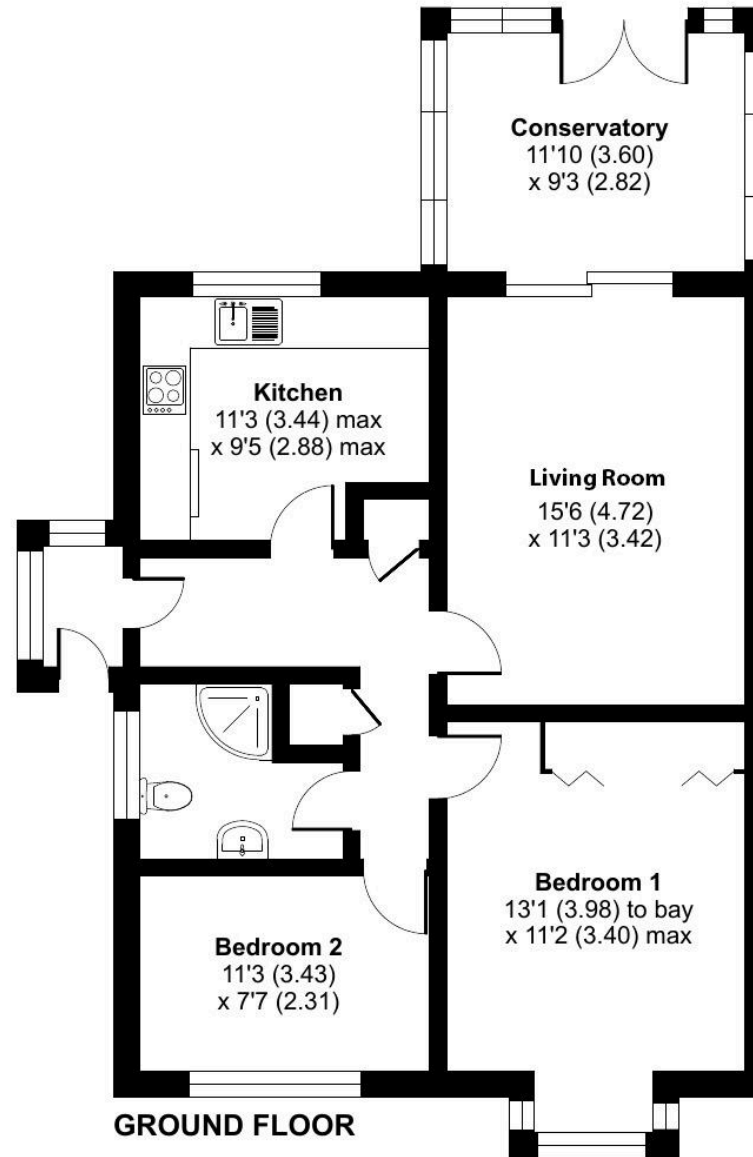
# Willow Bank Close, Throckmorton, Pershore, WR10

Approximate Area = 851 sq ft / 79 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 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.





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