



7 St. Agathas Road

Pershore, WR10 1DG

Andrew Grant

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3/4 Bedrooms 1 Bathroom 2 Reception Rooms

A well presented end of terrace home with generous living space, modern upgrades and a private garden, all set within a desirable Pershore location close to amenities.

- A three/four bedroom home offering a practical layout with two WC's and a shower room.
- Large modern kitchen and dining area with recent refit and high quality garage conversion.
- Private rear garden complemented by a bright conservatory.
- Driveway with parking for two cars and newly fitted windows and doors.
- Close to Pershore amenities, schools and convenient transport links.

This well arranged end of terrace home provides a practical layout suited to modern living with a recently upgraded kitchen and dining area that leads to the conservatory and garden. The converted garage forms a useful ground floor bedroom. Two well proportioned bedrooms and a family shower room sit upstairs and new windows and doors improve comfort throughout. The private rear garden offers an easy to maintain outdoor space and the driveway provides parking for two cars. Set within a popular part of Pershore, the property combines space, convenience and modern upgrades, making it an appealing choice for a wide range of buyers.

1076 sq ft (100 sq m)





The kitchen and dining room

The kitchen and dining area forms an impressive central hub of the home with a well planned layout that supports modern living. Extensive preparation space and practical storage create an efficient setting for daily routines. The dining area offers generous room for family meals yet can also be arranged as an additional living space, giving valuable flexibility for varied household needs.



Its connection to the conservatory encourages an easy flow through the ground floor and enhances the sense of openness. Direct access to the garden further strengthens its everyday practicality and makes this a highly adaptable and inviting part of the property.





The living room/fourth bedroom

The living room/fourth bedroom offers a generous and versatile space that can be arranged to suit a variety of needs. Its layout provides an ideal setting for everyday use as a comfortable living area yet also works well as an additional bedroom if preferred. This flexibility enhances the appeal of the ground floor and supports a range of lifestyles.







The conservatory

The conservatory provides a bright extension of the main living space with generous glazing that brings in natural light throughout the day. Its direct access to the garden creates an inviting connection to the outdoors and offers a pleasant setting for relaxation or informal use. This additional room enhances the overall versatility of the ground floor and supports year round enjoyment.



The entrance hall

The entrance hall provides a practical and welcoming introduction to the home with direct access to the main living areas and the staircase to the first floor. Its layout supports easy movement throughout the ground floor and offers useful space for everyday items. This central area enhances the organisation of the property and contributes to its well considered flow.



The primary bedroom

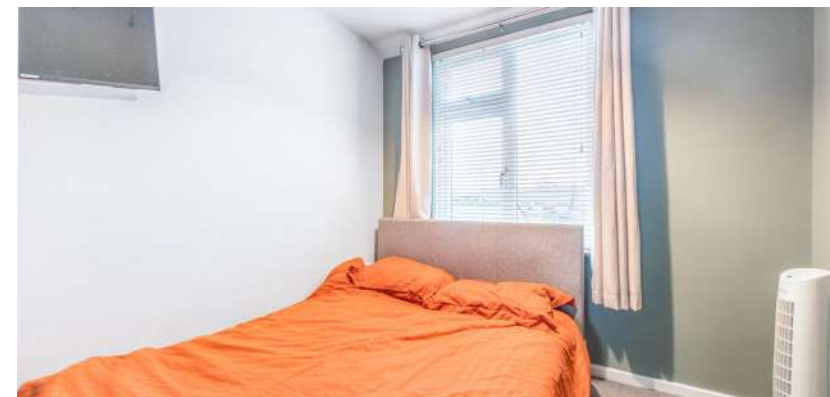
The primary bedroom offers a well proportioned space with a pleasant outlook and generous natural light. Its layout supports a range of bedroom furniture and creates a comfortable setting for rest. Positioned to provide a peaceful atmosphere, this room forms an appealing retreat within the home and contributes to the balanced arrangement of the first floor.





The second bedroom

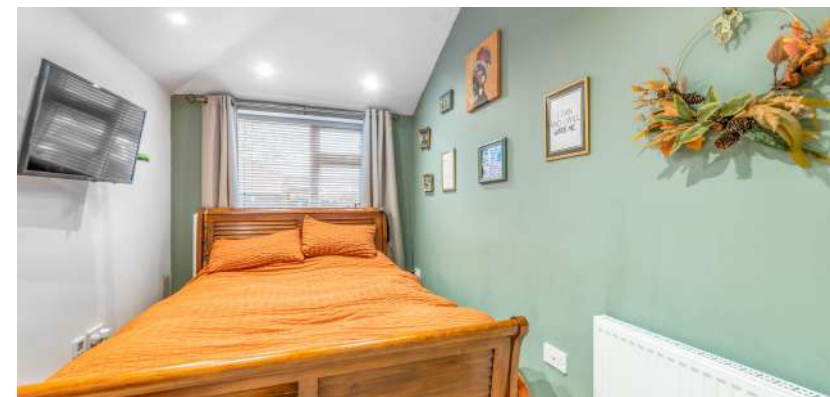
The second bedroom offers a generous and inviting setting with an open layout that supports a variety of furniture arrangements. A large window brings in plenty of natural light and creates a pleasant atmosphere for rest or study. Its position on the first floor makes it a comfortable and practical room suited to everyday living or visiting guests.





The third bedroom

The third bedroom is a versatile ground floor room that offers a practical setting for a range of uses. Its layout provides comfortable space for everyday living and works well as a bedroom, study or guest room. Positioned just off the kitchen and dining area, it adds valuable flexibility to the home and enhances the convenience of the ground floor.





The bathroom and separate WC

The bathroom provides a practical and well arranged space with a bath and shower combination, wash basin and WC, creating an efficient setting for daily routines. The separate WC on the first floor adds welcome convenience for residents and visitors. Together they enhance the functionality of the home and support comfortable living across both levels.





The rear garden

The rear garden offers an inviting outdoor space designed for easy upkeep and everyday enjoyment. A combination of paved areas and lawn creates a practical setting for dining, relaxing or entertaining. Enclosed fencing provides a sense of privacy and the layout offers a pleasant extension of the living areas, making it a valuable feature for those seeking a convenient and usable garden.





The driveway and parking

The driveway provides convenient parking directly at the front of the property with space for two vehicles, offering an effortless arrival and easy access to the entrance. Its practical layout suits day to day living and enhances the overall appeal of the home, making it an attractive choice for those seeking accessible and reliable private parking.

Location

7 St Agathas Road is located within the attractive market town of Pershore, a popular area known for its welcoming atmosphere and useful amenities. The town offers a good selection of independent shops, supermarkets, cafés and leisure facilities which support day to day living. Pershore's historic centre creates a charming setting with characterful buildings and a strong sense of community.

Families benefit from well regarded schooling options at both primary and secondary level, all within easy reach of the property. Local parks and riverside walks provide opportunities to enjoy outdoor activities and the surrounding countryside. Transport links are strong with Pershore railway station offering services to Worcester, Oxford and London.

Reliable road connections provide convenient access to the A44, M5 and nearby towns including Evesham and Worcester. Bus services also operate throughout the area, supporting travel for work and leisure.

This combination of amenities, schooling and accessible transport makes the location highly appealing for a wide range of buyers.

Services

The property benefits from mains gas, electricity, water and drainage.

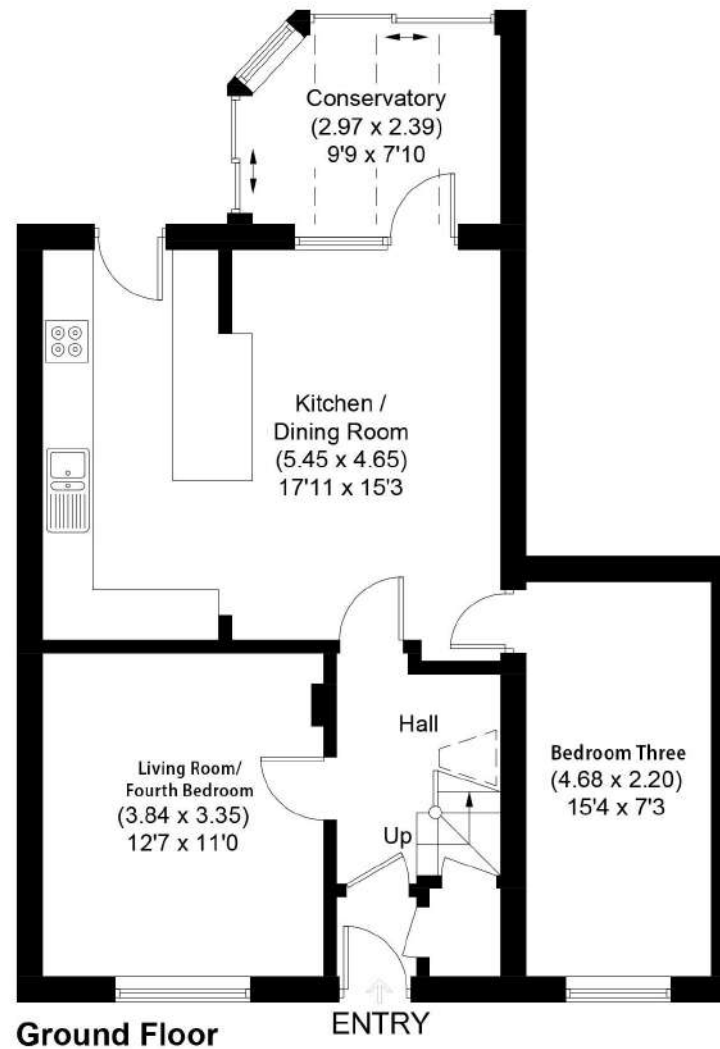
Council Tax

The Council Tax for this property is Band B.



St, Agathas Road

Approximate Gross Internal Area
 Ground Floor = 67.0 sq m / 721 sq ft
 First Floor = 33.0 sq m / 355 sq ft
 Total = 100.0 sq m / 1076 sq ft



 = Reduced headroom below 1.5m / 5'0

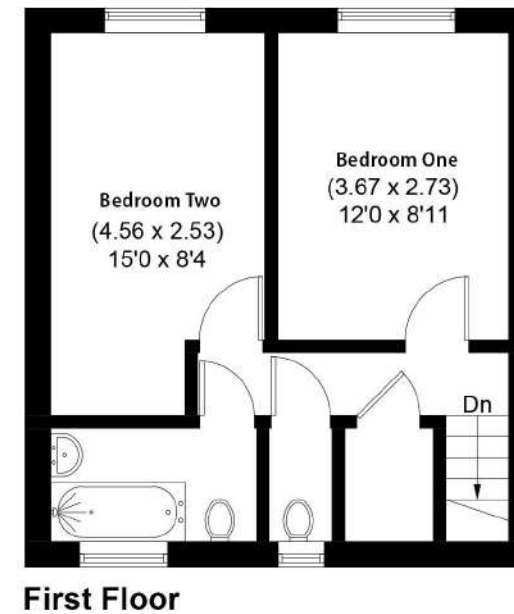


Illustration for identification purposes only, measurements are approximate, not to scale.



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