



**Allan Morris**  
estate agents

**Strawberry Place, Pershore**

## 8 Strawberry Place, Pershore. WR10 1RS

### Features

- Stunning detached modern family home
- 4 Bedrooms
- 2 Reception Rooms
- Driveway and Garage
- Enclosed private garden
- Popular location for excellent school catchment
- EV Charger

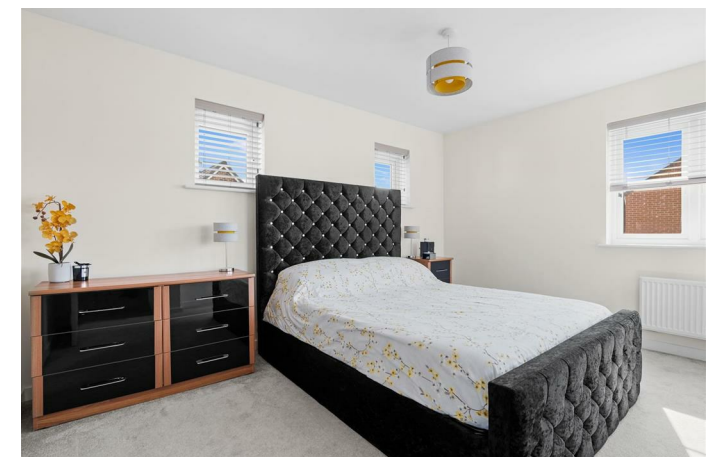
A beautifully presented and most spacious four bedroom detached family home enjoying a corner plot with a pleasant outlook, situated in a popular development within the market town of Pershore.

Accommodation comprising: Entrance Hall, Living Room, Study, Kitchen/Diner, Utility Room and downstairs Cloakroom. On the first floor: Master Bedroom with Dressing Room and En-Suite Shower Room, three further Bedrooms and a Family Bathroom.

Outside: Private driveway and single Garage. To the rear is an enclosed private garden.

### LOCATION:

The property is located in the popular Georgian market town of Pershore. The town offers excellent amenities to include shops, pubs, cafes and restaurants as well as enjoying a popular school catchment. Pershore offers easy access to transport links with Pershore Station benefiting from direct rail links to London and with the M5 motorway within easy reach.





### Directions:

From Worcester City centre proceed out along the London Road. Upon reaching the traffic island bear right onto the Whittington Road. Go straight over the next roundabout, and bear left at the second, then at the roundabout of the M5 junction take the second exit signposted Pershore. Continue along for some distance and head into Pershore Town. As you enter into Pershore turn left onto the A4104. Continue along for approximately half a mile, before turning left into Westcott Way. Continue before taking a left hand turn into Strawberry Place. Follow the road around, where number the property can be found on the right hand side, as indicated by our For Sale board.

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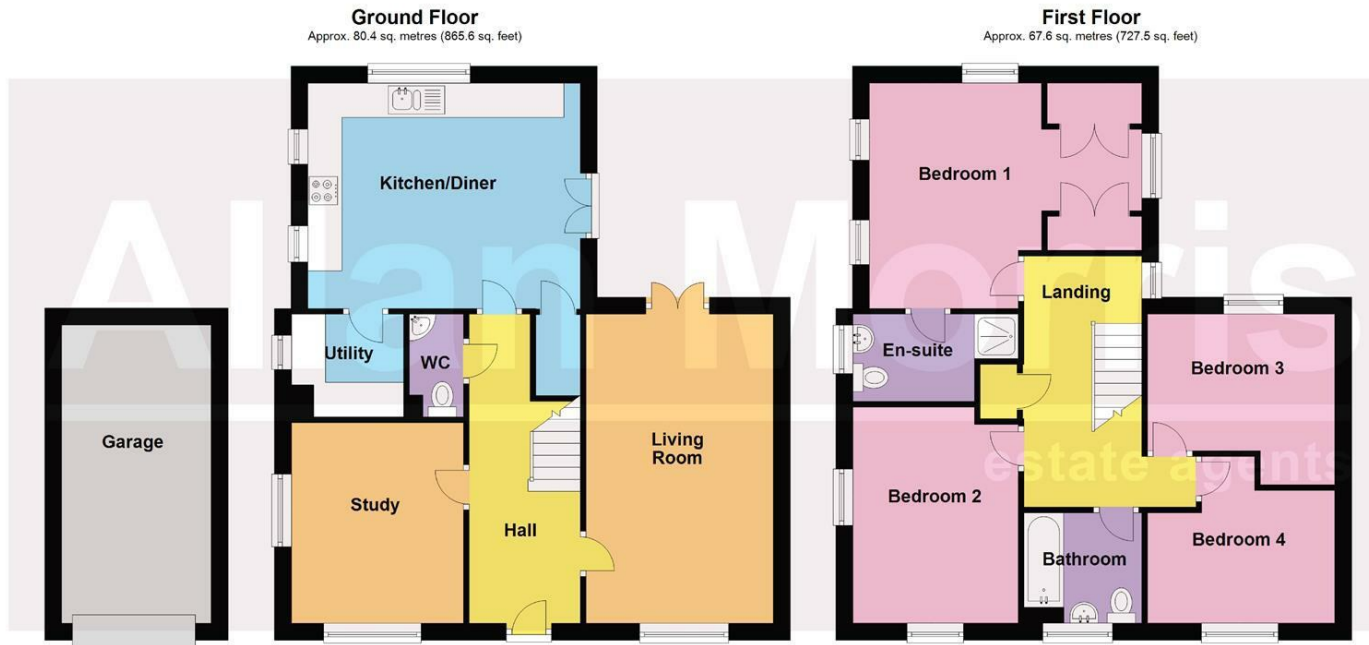
### Useful Information:

Tenure: Freehold

EPC rating: B

Council Tax Band: F





Total area: approx. 148.0 sq. metres (1593.1 sq. feet)

DISCLAIMER - Floor plans 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 Measurements:

LIVING ROOM:  
17'8" x 10'11"

STUDY:  
11'8" x 9'11"

KITCHEN/DINER:  
15'10" x 13'8"

UTILITY ROOM:  
5'9" x 5'8"

BEDROOM 1:  
15'10" max x 13'4" max

EN-SUITE:  
10'1" x 4'10"

BEDROOM 2:  
12'6" max x 10'2"

BEDROOM 3:  
11'1" x 9'8"

BEDROOM 4:  
10'8" max x 9'8"

BATHROOM:  
6'10" x 6'4"

GARAGE:  
17'5" x 8'7"

## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Contact us:

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