



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

45 Beech Avenue, Drakes Broughton, Pershore, Worcestershire. WR10 2BJ

Guide Price £285,000

3 1 2



NO ONWARD CHAIN. A modern extended semi detached family home, offering well proportioned accommodation, situated in a popular residential area within the sought after village location of Drakes Broughton. Drakes Broughton is situated midway between the City of Worcester and the market town of Pershore, with easy access to local facilities and the M5 motorway (Junction 6 and 7).

Accommodation briefly comprises: Entrance Porch, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom, three Bedrooms and Family Bathroom.

Outside: To the front of the property is a lawned foregarden, with paved pathway to the front door, a tarmacadam driveway providing off road parking for 2/3 cars, in turn accessing a double wooden gated access to the rear garden. To the rear of the property the garden is predominantly laid to lawn, with a mono block/paved patio area, storage shed, outside cold water tap, outside courtesy/security light and a westerly rear aspect.

Lounge: - 4.78m x 4.72m (15'8" x 15'6" max (into bay))

Dining Area: - 4.78m x 2.69m (15'8" x 8'10")

Kitchen: - 4.78m x 2.54m (15'8" x 8'4")

Utility Room: - 1.83m x 1.37m (6'0" x 4'6")

Cloakroom: - 1.83m x 0.76m (6'0" x 2'6")

Bedroom 1: - 2.69m x 3.2m (8'10" x 10'6")

Bedroom 2: - 5.13m x 1.98m (16'10" x 6'6")

Bedroom 3: - 2.69m x 1.78m (8'10" x 5'10")

Bathroom: - 1.98m x 1.78m (6'6" x 5'10")





- NO ONWARD CHAIN
- Well proportioned accommodation
- Off road parking for 2/3 cars
- Viewing highly recommended
- Extended semi detached family home
- Good size rear garden
- Westerly rear aspect
- Gas central heating (new boiler 2022 TBC) & double glazing

