



**Connells**

Stonebow Road  
Drakes Broughton Pershore



# Stonebow Road Drakes Broughton Pershore WR10 2AP

For Sale offers over  
**£280,000**



## Property Description

Situated in the popular Village of Drakes Broughton this detached bungalow is within a short drive to Pershore but also has everything you may need on your doorstep such as a local shop, pubs plus village hall, church and school. There are easy links to the motorway and to Worcester.

The property itself is in need of modernising which is perfect for someone looking to put their own stamp on it! Offering contemporary and versatile living with breakfast kitchen, sitting room, plus two double bedrooms and shower room. Outside you will find gardens to the front and rear plus single garage and driveway.

## Location

Drakes Broughton is a picturesque Worcestershire village and is within easy reach of Pershore, Worcester and the M5 motorway. With its own convenience store and Post Office, two pubs, village hall, school, church and recreation ground, Drakes Broughton offers a lively community surrounded by the peaceful Worcestershire countryside.

## Accommodation Details

The property comprises of entrance porch, entrance hall, sitting room, kitchen, inner lobby, cloakroom, two bedrooms and shower room.

The property further benefits from having driveway, garage and gardens to the front and rear.

## Entrance Porch

Part glazed uPVC double glazed door into porch with side facing uPVC double glazed window, ceiling light, tiled flooring and part glazed door into entrance hall.

## Entrance Hall

Doors to sitting room, both bedrooms, storage cupboard and shower room, access to loft space via hatch, ceiling light, single panel radiator.

## Sitting Room

14' 5" x 11' 1" ( 4.39m x 3.38m )  
Front facing uPVC double glazed window, ceiling light, single panel radiator, fireplace with tiled surround and hearth.

## Kitchen

11' 10" x 9' 9" ( 3.61m x 2.97m )  
Rear facing uPVC double glazed window, door to inner lobby, fitted kitchen with a range of floor mounted and eye level units, one and a half bowl stainless steel sink drainer unit, space for cooker, wall mounted boiler, storage cupboard.

## Inner Lobby

Doors to garden, cloakroom, pantry and garage.

## Cloakroom

Rear facing uPVC double glazed window, tiled floor.

## Bedroom One

10' 5" x 11' 9" ( 3.17m x 3.58m )  
Front facing uPVC double glazed window, ceiling light, single panel radiator, two fitted double wardrobes and dressing table.

## Bedroom Two

9' 7" x 11' 8" ( 2.92m x 3.56m )  
Rear facing uPVC double glazed window, ceiling light, single panel radiator, two fitted double wardrobes and dressing table.

## Shower Room

Rear facing uPVC double glazed window, vanity unit with inset WC and wash hand basin, shower cubicle, tiled walls, ceiling light, chrome ladder style radiator, tiled flooring.

## Outside Front

To the front of the property there is a walled foregarden which is laid to lawn with pathway to the front door. Block paved driveway leading to the garage and gated access to the rear.

## Garage

16' x 8' ( 4.88m x 2.44m )

Up and over door, power, lighting.

## Outside Rear

To the rear of the property there is an enclosed garden with established borders, gated access to the front.

## Services

All mains are connected to the property.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01905 724555**  
**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
 WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL306974](http://connells.co.uk/Property/WVL306974)**

#### Directions to this property:

Turn left toward Ankerage Green, Turn left onto Mill Wood Dr, At the roundabout, take the 1st exit onto Woodgreen Dr/B4638, Go through 1 roundabout, At the roundabout, take the 1st exit onto Newtown Rd/B4636, At the roundabout, take the 3rd exit onto Nunnery Way/A4440, At the roundabout, take the 1st exit onto A44, At the roundabout, take the 3rd exit onto Evesham Rd/A44, Continue to follow A44, Turn right onto Stonebow Rd where you will find the property on your left hand side.

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVL306974 - 0004