



Woodleigh Drakes Broughton

Asking Price: £270,000

- Three bedroom end terrace house
- Parking for up to three vehicles
- Lounge with fireplace/woodburner
- Breakfast Kitchen
- Family bathroom
- Private South facing rear garden
- Gas central heating. Double glazing
- Cul-de-sac location in a sought after village with amenities
- ****THIS PROPERTY CAN BE VIEWED 7-DAYS A WEEK****

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****THREE BEDROOM END TERRACE IN A SOUGHT AFTER VILLAGE WITH AMENITIES**** Off road parking. Lounge with wood burner; breakfast kitchen; utility room; two double bedrooms, one single; family bathroom. South facing garden. Cul-de-sac location. The village of Drakes Broughton is a thriving, communal village with a first & middle school (which feeds Pershore High School), church, village hall, two public houses and shops including a general store, hairdressers, pet shop and fish and chip takeaway. The new train station of Worcestershire Parkway at Norton is located approx 5-minute drive from the village and has direct links to Birmingham, London and Cheltenham.

Front

Low maintenance driveway for three vehicles. EV charging point.

Entrance Hall 5' 11" x 3' 7" (1.80m x 1.09m)

Composite entrance door with obscure double glazed window. Door to living room and kitchen; stairs rising to the first floor.

Kitchen 13' 8" x 11' 7" (4.16m x 3.53m) Max

Double glazed windows to the front and side aspects. Range of wall and base units surmounted by work surface with upstands. Island breakfast bar with storage cupboards. Stainless steel one and a half sink with drainer; tiled splash backs. Gas cooker with extractor. Space for fridge freezer. Space and plumbing for a washing machine. Built in under stairs storage shelves. Open to the utility room.



Utility Room 8' 5" x 5' 4" (2.56m x 1.62m)

Double glazed window to the rear aspect. Composite stable door to the rear garden. Space and plumbing for washing machine and tumble dryer. Wall mounted Worcester gas-fired boiler. Door to shower room.

Shower Room 4' 10" x 5' 6" (1.47m x 1.68m)

Obscure double glazed window to the rear aspect. Pedestal hand wash basin. Low level w.c. Corner shower unit with glass doors; mains fed mixer shower. Tiled walls.

Living Room 10' 7" x 17' 4" (3.22m x 5.28m) Max

Double glazed window to the front aspect; double glazed French doors to the rear garden. Log fire with tiled surround. Wood effect floor. Pendant light fitting. Ladder radiator.



Landing

Airing cupboard housing the hot water tank; built in shelving. Access to the loft.

Bedroom One 12' 1" x 10' 7" (3.68m x 3.22m)

Double glazed window to the front and side aspect. Over stairs cupboard with hanging rail. Pendant light fitting. Radiator.



Bedroom Two 10' 8" x 10' 8" (3.25m x 3.25m)

Double glazed window to the front aspect. Wood effect flooring. Pendant light fitting. Radiator.

Bedroom Three 10' 8" x 6' 4" (3.25m x 1.93m)

Double glazed window to the rear aspect. Pendant light fitting. Radiator.



Bathroom 4' 11" x 10' 5" (1.50m x 3.17m)

Obscure double glazing to the side aspect. Pedestal hand wash basin with mixer taps. low level w.c. Panelled bath with mixer taps and shower. Ladder radiator.



South Facing Rear Garden

Enclosed by fencing with side access. Patio seating area. Low maintenance lawn with mature borders. Decking seating area. Shed with internal electric points and external electric points. (water available). Access to the front.



Tenure: Freehold

Council Tax Band: C

Mobile and Broadband information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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