



Woodpecker Way Pershore

Offers in Excess of: £257,500

- Two bedroom semi-detached house
- Kitchen with integrated appliances
- Living/dining room with French doors to the garden
- Low maintenance rear garden
- Parking for two vehicles
- Sought after cul-de-sac location with countryside views to Bredon Hill

Nigel Poole
& Partners

Woodpecker Way

Pershore

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****A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED HOME WITH FAR REACHING VIEWINGS TO BREDON HILL OVER OPEN GREEN**** Entrance Hall open plan to the kitchen; cloakroom; living/dining room with French doors to the garden; master bedroom with en-suite plus a family bathroom. Enclosed and low maintenance rear garden. Garden shed with light and power. Allocated parking for two vehicles. Located on the sought after Plum Tree Walk approximately a mile from Pershore town centre, a thriving town with amenities to include the beautiful Abbey and park, pubs, restaurants, supermarkets, independent shops, a theatre and schools. Easy access to motorway links and public transport with the Pershore train station and the Worcestershire Parkway train station. Approximately 5 years NHBC warranty.



Front

To the front of the property there are two allocated parking spaces. Views across open countryside to Bredon Hill. Gated access to the rear garden.

Entrance Hall

Open plan to the kitchen. Doors to the cloakroom and living/dining room. Stairs rising to the first floor. Tiled flooring. Radiator.

Kitchen

Double glazed window to the front aspect. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Integrated electric oven, gas hob, extractor fan, slimline dishwasher, washing machine and fridge freezer. Tiled flooring.

Cloakroom

Obscure double glazed window. Pedestal wash hand basin and low flush w.c. Tiled splashbacks and flooring. Radiator.

Living/Dining Room

Double glazed windows and French doors to the rear garden. Door to under stairs storage. Radiator.



Landing

Doors to the two bedrooms and the bathroom. Access to the loft. Radiator.

Master Bedroom

Double glazed window to the rear aspect. Door to the en-suite. Radiator.

En-suite

Shower cubicle with an electric Aqualisa shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail.

Bedroom Two

Two double glazed windows to the front aspect. Views over countryside to Bredon Hill. Fitted wardrobe. Radiator. Door to a storage cupboard.

23 High Street, Pershore WR10 1AA

Bathroom

Panelled bath with mains rainfall shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail.

Garden

Low maintenance rear garden with patio seating areas. Garden shed with light and power.

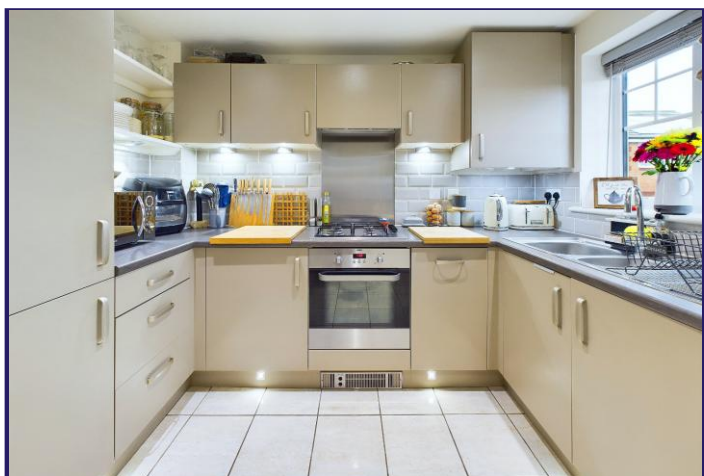


The maintenance fee for the communal areas is approximately £330.73 per annum payable to Trinity.

Tenure: Freehold

Council Tax Band: C

Broadband and Mobile 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 1FD





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