



Elderflower Coppice Pershore

Asking Price: £250,000

- Two bedroom semi-detached house
- Quiet cul-de-sac location overlooking a recreational field
- Neutrally decorated throughout
- Living/dining room with French doors to the garden
- Kitchen with integrated appliances
- Master bedroom with en-suite
- Low maintenance rear garden
- Two allocated parking spaces
- NHBC guarantee until October 2028
- Sought after town location
- NO CHAIN

Nigel Poole
& Partners

Elderflower Coppice

Pershore

****TWO BEDROOM SEMI-DETACHED HOUSE OVERLOOKING A RECREATIONAL FIELD AND WITH TWO ALLOCATED PARKING SPACES **** Built circa 2018, by Taylor Wimpey this is a well presented light and airy home in a cul-de-sac location opposite the green nature space. Entrance hall open plan to the kitchen with integrated appliances. Cloakroom and living/dining room with French doors to the garden. On the first floor there are two bedrooms, the master with en-suite and there is a family bathroom. The rear garden is laid to lawn with a patio seating area. Allocated parking for two vehicles. Still under NHBC guarantee - expires October 2028. Within close proximity to Pershore town centre with amenities. Easy access to Pershore train station, Worcestershire Parkways train station and excellent links to the motorway.

Entrance Hall

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

Kitchen 9' 10" x 6' 6" (2.99m x 1.98m)

Double glazed window to the front aspect, overlooking the green open space. Wall and base units surmounted by worksurface. Sink and drainer with mixer tap. Integrated electric oven, gas hob with extractor fan over, fridge freezer, dishwasher and a new washing machine. Cupboard housing the Ideal gas fired boiler.



Cloakroom 5' 2" x 2' 10" (1.57m x 0.86m)

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

Living/Dining Room 16' 3" x 13' 1" (4.95m x 3.98m)

Double glazed windows and French doors to the rear garden. Radiator. Storage cupboard.



Landing

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

Master Bedroom 10' 1" x 9' 8" (3.07m x 2.94m) max

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

En-suite 10' 0" x 2' 7" (3.05m x 0.79m) max

Shower cubicle with mains fed shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks and flooring. Central heated ladder rail.

Bedroom Two 12' 9" x 8' 5" (3.88m x 2.56m) max

Two double glazed windows to the front aspect. Fitted wardrobe. Storage cupboard. Radiator.

Bathroom 6' 7" x 6' 2" (2.01m x 1.88m)

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

Westerly Facing Rear Garden

Laid to lawn with a patio seating area. Garden shed. Power and water tap.



Tenure: Freehold

Council Tax Band: C

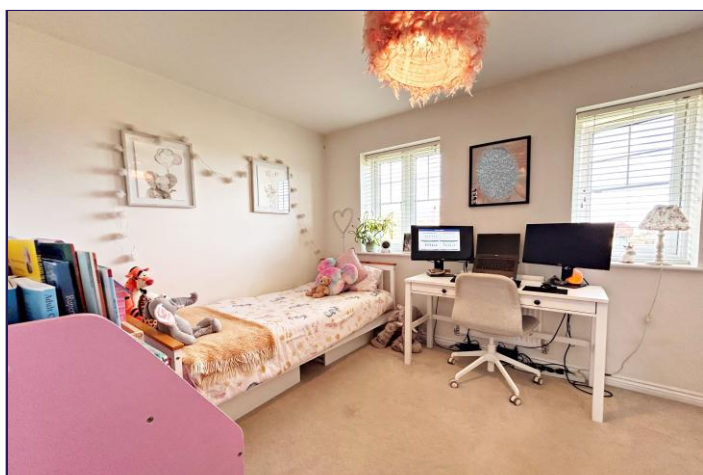
Broadband and Mobile information:

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 1FB

Additional Information:

Annual maintenance service charge of approx. £396.42

This includes landscape management; play area; private roadway/carpark and more. (to be confirmed with a solicitor during conveyancing).



Ground floor



First floor



MISREPRESENTATION ACT 1991
These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330



 **rightmove.co.uk**
The UK's number one property website