



Strawberry Place, Pershore

Asking Price: £340,000

- Three bedroom detached family home built in 2019 by Persimmon Homes
- Neutrally decorated and well presented throughout
- Lounge
- Kitchen/Dining Room
- Separate Utility Room
- Master bedroom with en-suite
- Family bathroom and ground floor w.c.
- South facing, low maintenance rear garden
- Garage and off road parking
- Still under NHBC guarantee until March 2029

**Nigel Poole
& Partners**

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****A NATURALLY DECORATED AND WELL PRESENTED THREE BEDROOM DETACHED PROPERTY WITH SOUTH FACING REAR GARDEN** Entrance hall with w.c.; lounge; kitchen/dining room with integrated appliances and French doors into the garden; separate utility room; three bedrooms - master with en-suite; family bathroom. Garage with drive providing tandem parking for two vehicles. Low maintenance rear garden with access into the rear of the garage. Popular residential location on the outskirts of Pershore town centre. Built in 2019 with a 10-year NHBC guarantee (expires March 2029).**

Front

Lawned front garden with planting. Pathway leads to entrance door under a storm canopy porch.

Entrance Hall

Obscure double glazed entrance door and window to the side aspect. Stairs rising to the first floor with storage cupboard below. Wood effect flooring. Radiator.

Lounge 12' 11" x 12' 3" (3.93m x 3.73m)

Double glazed window to the front aspect. Television point. Radiator.



Kitchen/Dining Room 17' 11" x 9' 2" (5.46m x 2.79m)

Double glazed window and French doors into the garden. Range of cream gloss wall and base units surmounted by wood effect work surface with upstands and tiled splash backs. Integrated oven and four ring gas hob with extractor hood and stainless steel splash back. Space for dishwasher/under counter appliance. Space for fridge freezer. Radiator. Wood effect flooring.



Utility Room 7' 7" x 5' 3" (2.31m x 1.60m)

Obscure double glazed door to the side aspect. Matching base units with wood effect work surface. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted gas-fired combination boiler. Radiator. Wood effect flooring.

W.C. 5' 3" x 3' 0" (1.60m x 0.91m)

Pedestal wash hand basin. Low level w.c. Radiator. Wood effect flooring. Extractor fan.

Landing

Double glazed window to the side aspect. Airing cupboard with hanging rail and shelf. Access into loft. Doors leading off.

Bedroom One 12' 11" max x 10' 8" (3.93m x 3.25m)

Double glazed window to the front aspect. Recessed area for free standing wardrobe. Radiator.



En-Suite 5' 10" x 5' 10" (1.78m x 1.78m)

Obscure double glazed window to the front aspect. Tiled shower cubicle with mains fed shower. Pedestal wash hand basin. Low level w.c. Radiator. Tile effect flooring. Extractor fan.



Bedroom Two 9' 5" x 8' 3" (2.87m x 2.51m)

Double glazed window to the rear aspect. Radiator.

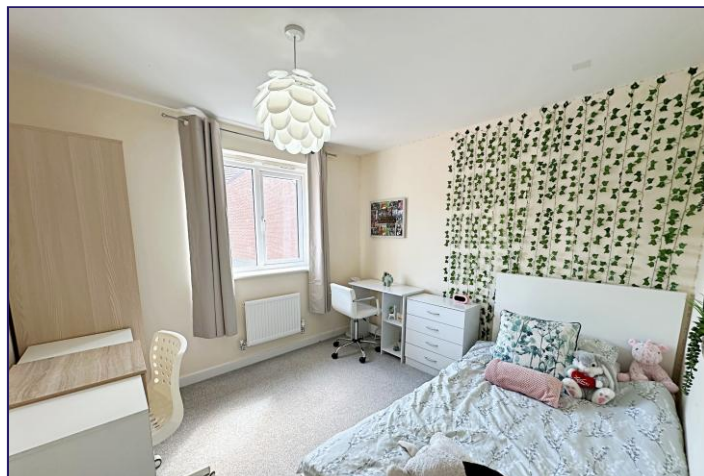


Bedroom Three 9' 6" x 9' 6" (2.89m x 2.89m)

Double glazed window to the rear aspect. Radiator.

Family Bathroom 7' 0" x 5' 7" (2.13m x 1.70m)

Obscure double glazed window to the side aspect. Matching white suite: Panelled bath; pedestal wash hand basin and low level w.c. Tiled splash backs. Radiator. Tile effect flooring. Extractor fan.



South Facing Rear Garden

The enclosed rear garden has gated side access onto the drive and access into the rear of the garage. It has a good sized patio seating area and area with slate chippings and back border with a variety of planting. Exterior lighting along fence and water tap.



Garage 17' 6" x 14' 0" max (5.33m x 4.26m)

With up and over door to the front. Light and power. Double glazed door to rear. Storage into loft area. Exterior flood lighting.



Additional Information

It is understood but this information should be verified by a solicitor. There is a residents' management company but no service/ maintenance charges are currently in place. Possibly due to estate not being finished.

Solar Panels

It is understood there are 12 JA solar 280w solar panels installed which are owned outright. They are active but are not currently registered with an energy supplier.

Tenure: Freehold

Council Tax Band: D

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 1RS

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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