



Shrubbery Road, Drakes Broughton

Asking Price: £520,000

- Beautifully presented five bedroom detached home
- Countryside views to the rear aspect
- Kitchen with integrated appliances and breakfast bar
- Separate dining room with French doors to the garden
- Lounge with log burner and French doors to the garden
- Utility room and downstairs cloakroom
- Bedroom one with en-suite shower room
- Four further bedrooms and family bathroom
- Zoned garden to take advantage of the sunshine all day
- Driveway for multiple vehicles, EV charging point and garage

**Nigel Poole
& Partners**

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****A BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED HOME IN THE HEART OF DRAKES BROUGHTON, WITH COUNTRYSIDE VIEWS TO THE REAR ASPECT**** Entrance Hall; cloakroom; kitchen; lounge with log burner; separate dining room; utility; five bedrooms and family bathroom, the master benefiting from an en-suite shower room. Rear garden zoned taking advantage of the sun throughout the day; patio seating area taking advantage of the countryside views; laid to lawn with mature planted borders; additional slated westerly seating area to the rear. Driveway with parking for multiple vehicles along with a garage with light and power. Located in the centre of a thriving communal village with amenities including 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

Driveway with parking for multiple vehicles; laid to lawn with mature planted borders; gated access to the sides; electric EV charger; wall lights; obscure double glaze composite door to the entrance hall.

Entrance Hall 0.98 x 4.71m

Doors to the cloakroom, kitchen and lounge; stairs rising to the first floor with open under stairs storage. Pendant light fitting; radiator; tiled flooring.

Kitchen 2.67 x 4.66m

Double glazed window to the front aspect. A range of wall and base units surmounted with worktop and upstand. Composite kitchen sink with drainer and mixer tap; integrated 'Neff' oven and grill with 'Neff' gas hob and extractor above; dishwasher and fridge. Breakfast bar area; downlights; radiator; wood effect flooring. Door to the utility room and dining room.



Utility Room 3.55 x 1.88m

Double glazed window to the front aspect. A range of fitted base and larder units surmounted with wood effect worktop; stainless steel sink and drainer with mixer tap; wall mounted 'Worcester Bosch' gas-fired boiler. Space for a fridge/freezer, space and plumbing for a washing machine and tumble dryer. Pendant light fitting; radiator; tiled flooring; doors to the garden and kitchen.

Dining Room 3.56 x 4.31m

Double glazed French doors to the rear garden. Pendant light fitting; radiator; wood effect flooring. Door to the lounge and kitchen.

Lounge 7.25 x 3.35m

Double glazed French doors and window to the rear garden. Fireplace with oak mantel and tiled hearth with log burner. Pendant light fitting; radiators.



Cloakroom 0.78 x 1.57m

Obscure double glazed window to the front aspect. Vanity hand wash basin with mixer tap; low level w.c.; pendant light fitting; radiator; tiled flooring.

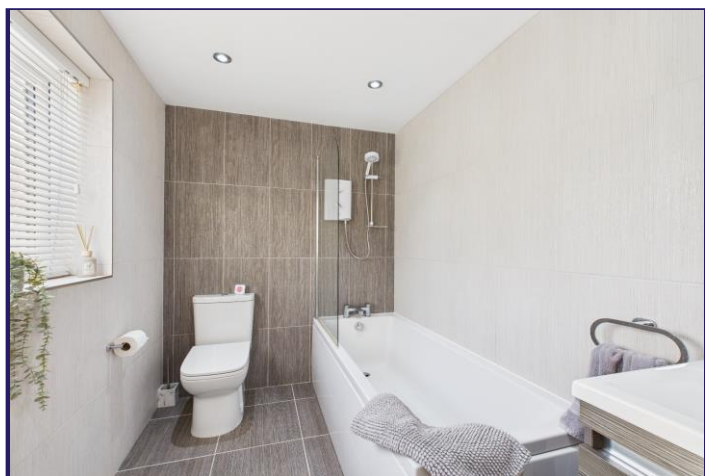
Bedroom One 3.57 x 3.95m

Double glazed window to the rear aspect. Pendant light fitting; radiator. Door to the en-suite.



En-suite 3.26 x 1.72m

Obscure double-glazed window to the front aspect. Walk in 'Mira' bar mixer shower with diverter; vanity hand wash basin with mixer tap. Low level w.c.; part Porcelanosa tiled walls; electric shaver point; down lights with night sensor light; extractor fan; central heated ladder rail; tiled flooring.



Bedroom Two 2.74 x 3.49m

Double glazed window to the front aspect. Pendant light fitting; radiator.

Bedroom Three 2.51 x 3.25m

Double glazed window to the rear aspect. Pendant light fitting; radiator.

Bedroom Four 2.22 x 3.09m

Double glazed window to the rear aspect. Pendant light fitting; radiator.

Family Bathroom 2.73 x 1.75m

Obscure double glazed window to the front aspect. Panelled bath with mixer tap; mains fed 'Mira' electric shower; vanity with hand wash basin and mixer tap; w.c.; Porcelanosa tiled walls; down lights; extractor fan; electric heated ladder rail; tiled flooring.

Bedroom Five/Office 2.16 x 2.20m

Double glazed window to the rear aspect. Pendant light fitting; radiator.

Landing 1.84 x 4.14m

Double glazed window to the front aspect. Doors to bedrooms and family bathroom; pendant light; access to the loft, which is part boarded with a ladder.



Rear Garden

Gated access to the front. Astro turf area to the south aspect with wooden summer house; laid lawn and patio area. Mature planted borders; slated seating area; wooden sheds and log store. Vegetable planting area; electric point; wall light and outside watering tap.

Garage 2.45 x 5.01m

Up and over door to the front with light and power.



Tenure: Freehold

Council Tax Band: D

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 2BE

Identity Checks

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Floor 0

Nigel Poole
& Partners

Approximate total area¹

142.3 m²

1532 ft²

Reduced headroom

0.7 m²

8 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IP6 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustrative only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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N446 Ravensworth 01670 713330

