



35 Spinney Grove, Evesham, WR11 1BF

Offers over £340,000



CHRISTIAN
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PROPERTY



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35 Spinney Grove

Evesham, WR11 1BF

- Four bedroom detached
- Extra reception room downstairs which could be used as multiple different things
- Garden
- Quiet position right at the end of the road
- Single garage
- Scope to make it your own

This generously proportioned four-bedroom, three-bathroom detached family home offers flexible accommodation, ideal for modern family living.

The property enjoys a pleasant outlook to the front and includes a garage and a driveway with ample parking for multiple vehicles. The front of the home is approached via a well-presented fore garden with a pathway leading to the main entrance.

The ground floor offers a versatile layout comprising an entrance hall, a guest WC, a comfortable living room, a spacious kitchen/diner, and a separate utility room. The ground floor extra reception room with en-suite could easily serve as a home office, playroom, or formal dining room, depending on your needs.

Upstairs, the first floor provides four well-proportioned bedrooms, a family bathroom, and an en-suite to the main bedroom, offering plenty of space for a growing family.

Additional benefits include gas central heating, double glazing, and a sunny rear garden, making this a practical and inviting home in a desirable location.



Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D

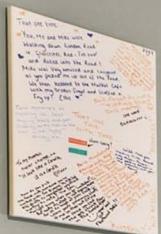
EPC Rating: C

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

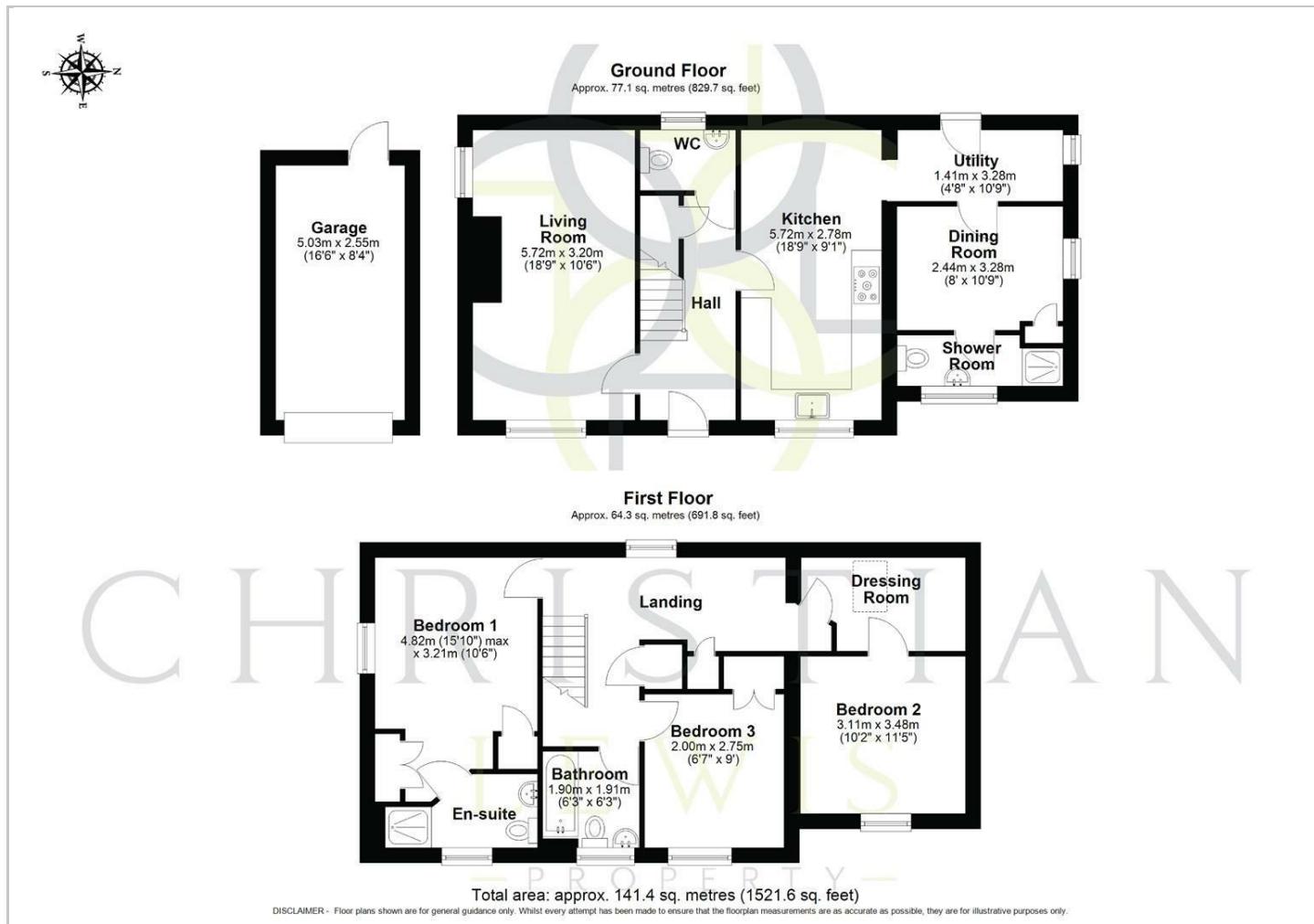




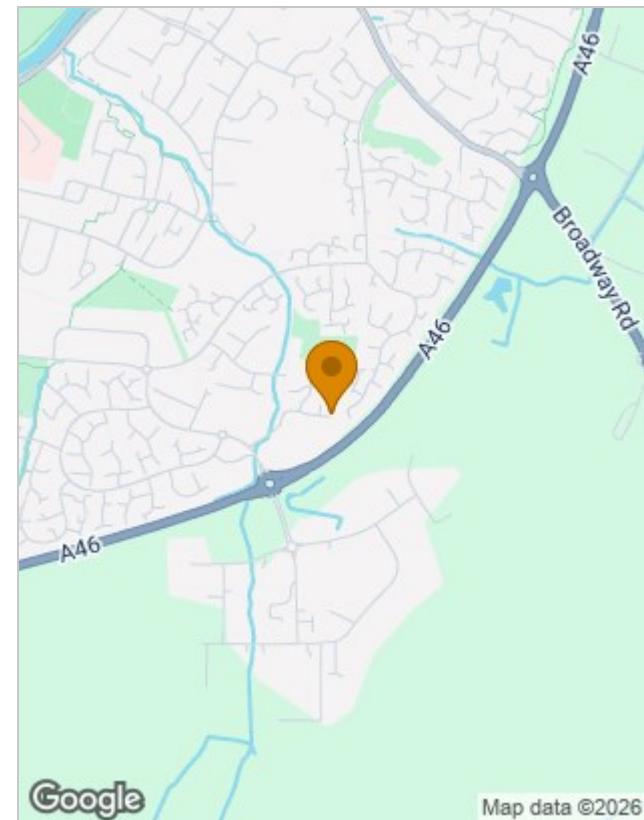


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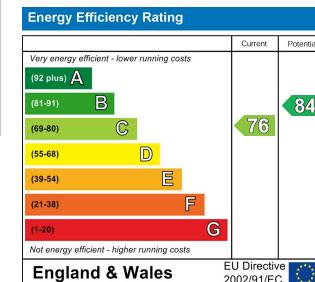
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.