



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

11 Elm Road, Drakes Broughton, Pershore. WR10 2BL

£325,000

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A modern four bedroom semi detached family home, offering spacious, well proportioned and well presented accommodation enjoying a westerly rear aspect. Situated in a quiet cul-de-sac location within this popular and sought after village midway between Worcester and Pershore. The location provides easy access to the village primary school and national road and rail networks.

Accommodation comprising: Reception Hall, Lounge, Kitchen Dining Room (re-fitted), Conservatory, four Bedrooms and a Family Bathroom.

Outside: To the front of the property is a mono-blocked frontage providing off road parking for two cars, in turn giving access to a single Garage (with up and over door, power and light). Pedestrian access to the front door and rear garden. To the rear of the property is an enclosed fenced garden, predominantly laid to lawn with shrub borders, paved patio area, westerly rear aspect.

**Kitchen/Dining Room** - 2.53m x 5.66m (8'3" x 18'6")

**Conservatory** - 3.35m x 3.04m (10'11" x 9'11")

**Utility** - 2.55m x 2.87m (8'4" x 9'4")

**Lounge** - 4.79m x 3.16m (15'8" x 10'4")

**Bedroom 1** - 3.69m x 3.16m (12'1" x 10'4")

**Bedroom 2** - 4.79m x 2.39m (15'8" x 7'10")

**Bedroom 3** - 2.53m x 2.83m (8'3" x 9'3")

**Bedroom 4** - 2.53m x 2.73m (8'3" x 8'11")

**Bathroom** - 2.15m x 1.76m (7'0" x 5'9")

**Garage** - 2.14m x 2.39m (7'0" x 7'10")





- Spacious and well presented
- Re-fitted Kitchen accommodation
- Westerly rear aspect
- Gas central heating
- Double glazing
- Off road parking for 2 cars
- Single Garage
- Popular & sought after location
- Viewing highly recommended
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	