

14 Barley Mews, Pershore, WR10 1RW

Guide price £350,000

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CHRISTIAN LEWIS PROPERTY



14 Barley Mews

Pershore, WR10 1RW

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- Single Storey Living
- 2 Double Bedrooms - Bedroom1 With Additional Space To Improve
- Four Piece Bathroom - Bath, Walk In Shower, WC & Basin
- Single Detached Garage - Light & Power
- Views Out On To Countryside Overlooking Malvern Hills
- Built in 2019 - Benefitting from New Build Warranty
- Modern Kitchen Diner With Spaces For White Goods & Dining Table
- Private Rear Garden - Established With Plants, Shrubs & Lawn
- Located in Pershore On A No Through Road
- Light, Airy Accomodation

A stylish and thoughtfully designed two-bedroom detached bungalow, built in 2019 and occupying an enviable position overlooking open green space in the sought-after market town of Pershore.

From the moment you arrive, this impressive home offers an appealing combination of contemporary living, generous proportions and beautifully maintained outdoor space. Built to modern standards, the property provides a wonderful opportunity for those seeking a turnkey home with the convenience and practicality of single storey living.

The spacious living room is a particularly welcoming reception space, enjoying an abundance of natural light and featuring patio doors opening directly onto the rear garden. This seamless connection between the interior and exterior creates an ideal setting for both relaxed everyday living and entertaining. Into the well appointed kitchen diner which forms the heart of the home, offering a sociable and practical space for dining and entertaining. Further patio doors open onto the garden, allowing the room to enjoy lovely views and a wonderful sense of connection with the outdoors.

There are two generously proportioned double bedrooms, with the principal bedroom offering the added benefit of an additional versatile space. This could provide an excellent dressing or wardrobe area, home office or storage solution, while there is also potential for the space to be converted to create a private ensuite, subject to the necessary planning permissions and consents.

A stylish four-piece family bathroom completes the accommodation, providing a level of flexibility and comfort rarely found within a two-bedroom bungalow.

Outside, the property continues to impress. The established and fully enclosed rear garden provides a private and attractive outdoor retreat, ideal for relaxing. The property further benefits from a detached single garage, driveway parking and the highly desirable feature of open green space views far reaching to the Malvern Hills.





AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Important Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band D
EPC Rating B

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.

Pershore

The property is situated in Pershore, a picturesque and highly regarded Worcestershire market town, renowned for its attractive historic character, independent shops, cafés, restaurants and strong local community. Set within the beautiful Vale of Evesham, Pershore offers an appealing balance between traditional town living and easy access to the surrounding Worcestershire countryside.

The town is particularly well known for its historic architecture and magnificent Pershore Abbey, while the River Avon and surrounding countryside provide excellent opportunities for leisurely walks and outdoor pursuits. Pershore also benefits from a regular programme of local markets, events and community activities, adding to its vibrant yet relaxed character.

With excellent road links providing access towards Worcester, Evesham, Cheltenham and the wider Midlands, Pershore is ideally positioned for those wishing to enjoy the tranquillity of a desirable Worcestershire town without being too far from larger centres.



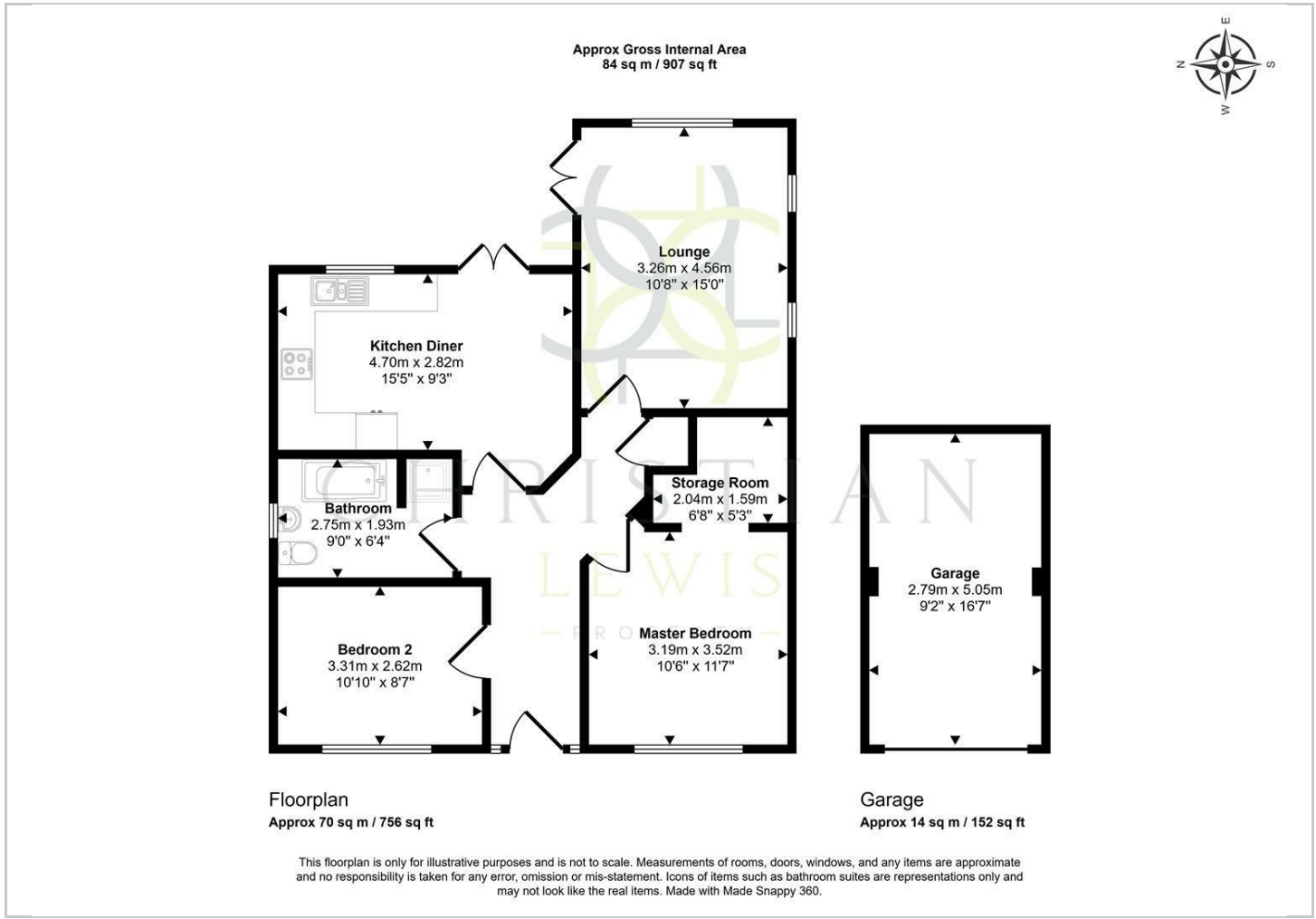




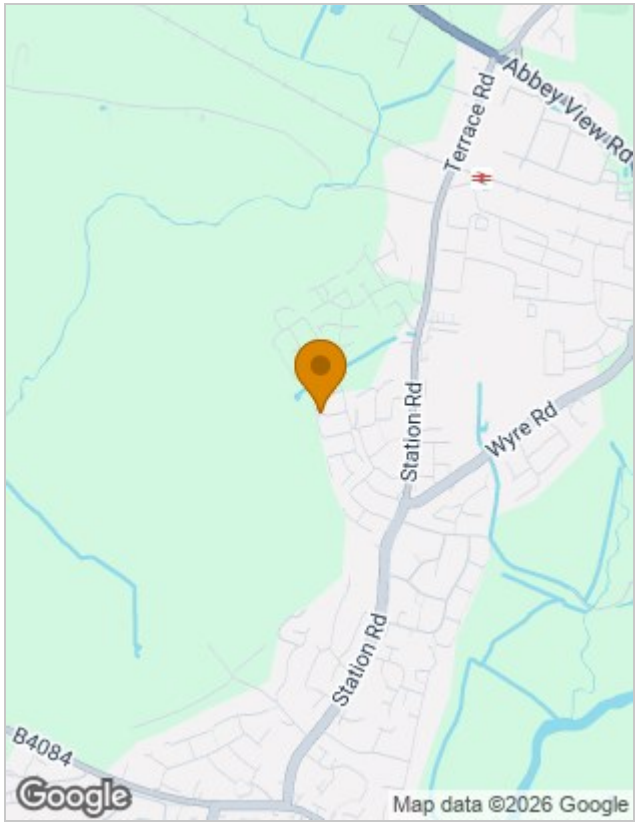




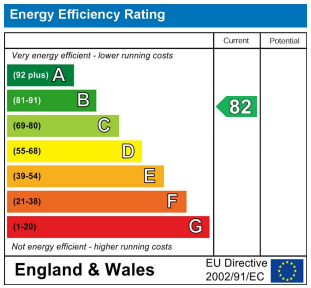
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Pershore Office on 01386 555368
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.

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