

50 Shrubbery Road, Pershore, Drakes Broughton WR10 2BE

Guide price £395,000

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CHRISTIAN LEWIS PROPERTY


HOME

50 Shrubbery Road

Drakes Broughton
Pershore, WR10 2BE

Guide price £395,000

- 4 Bedroom Link Detached House
- 3 Bedrooms & Bathroom on 1st Floor, Additional Bedroom & Shower Room on Ground Floor
- Modern Kitchen With Belfast Sink & Separate Utility
- Neutral Décor Throughout
- Beautifully Presented
- Garage & Driveway
- Generous Garden with Patio
- Village Location



Nestled within the highly sought-after village of Drakes Broughton, this beautifully presented four-bedroom link-detached family home offers an exceptional blend of style, comfort and versatility. Immaculately maintained and finished to a high standard throughout, the property provides elegant, turnkey accommodation ideally suited to modern family living.

Upon entering, a welcoming entrance hall leads through to the generously proportioned living room, where a large picture window fills the space with an abundance of natural light.. An elegant archway flows seamlessly into the dining room, with patio doors opening directly onto the beautifully landscaped rear garden, perfectly connecting the indoor and outdoor living spaces.

The contemporary kitchen forms the heart of the home, thoughtfully designed with timeless shaker-style cabinetry, quality work surfaces and a classic Belfast sink, combining enduring style with everyday practicality. A separate utility room offers additional storage and dedicated space for laundry appliances, while providing internal access to the integral garage.

Enhancing the flexibility of the ground floor is a spacious fourth bedroom complete with patio doors opening outside. Whether utilised as a guest bedroom, home office, playroom or snug, this versatile space is perfectly complemented by a stylish ground floor shower room.
The first floor continues to impress, offering three beautifully presented bedrooms, including two generous double bedrooms and a well-proportioned single bedroom. These are served by a spacious family bathroom, while an airing cupboard provides valuable additional storage.

Externally, the property enjoys a beautifully maintained rear garden, thoughtfully landscaped to create a generous patio ideal for al fresco dining, or simply relaxing. To the front, a private driveway provides ample off-road parking and is enhanced by the convenience of an electric vehicle charging point, alongside access to the integral garage





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 D

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.



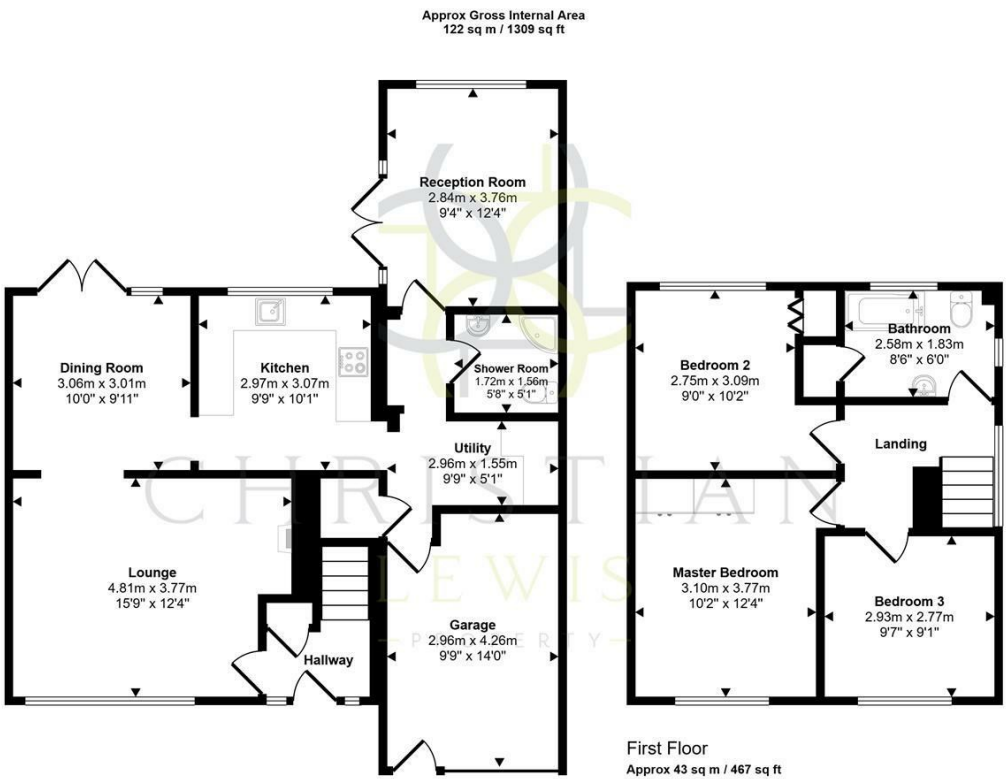








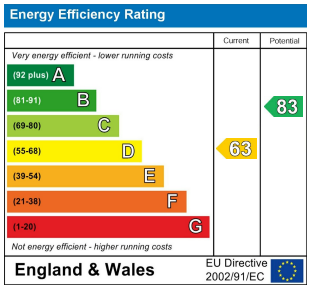
Floor Plans



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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