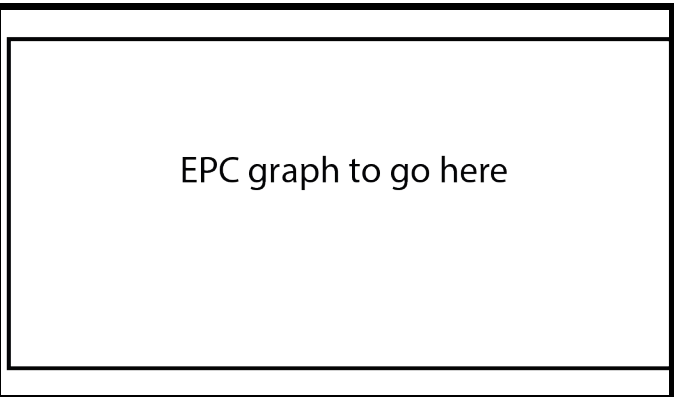




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# Allan Morris

estate agents



NEW

Details Approved

Signed .....  
Print .....  
Date .....

## Elderflower Coppice, Pershore, Worcester

A beautifully presented modern 2 bedroom home, built by Taylor Wimpey in 2018. The excellent accommodation comprises of: entrance hall opening into the kitchen which has an integrated fridge freezer, dishwasher, washing machine, electric oven and gas hob. There is a ground floor cloakroom also. To the rear is a lounge dining room, large storage cupboards and French doors to the rear garden. To the first floor, you have the master bedroom



£995 PCM

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6, Elderflower Coppice, Pershore, Worcester, WR10 1FB

*All measurements are approximate. Accommodation in more detail comprises:*

Kitchen 9'10" by 6'6"

Lounge Diner 16'4" by 13'1"

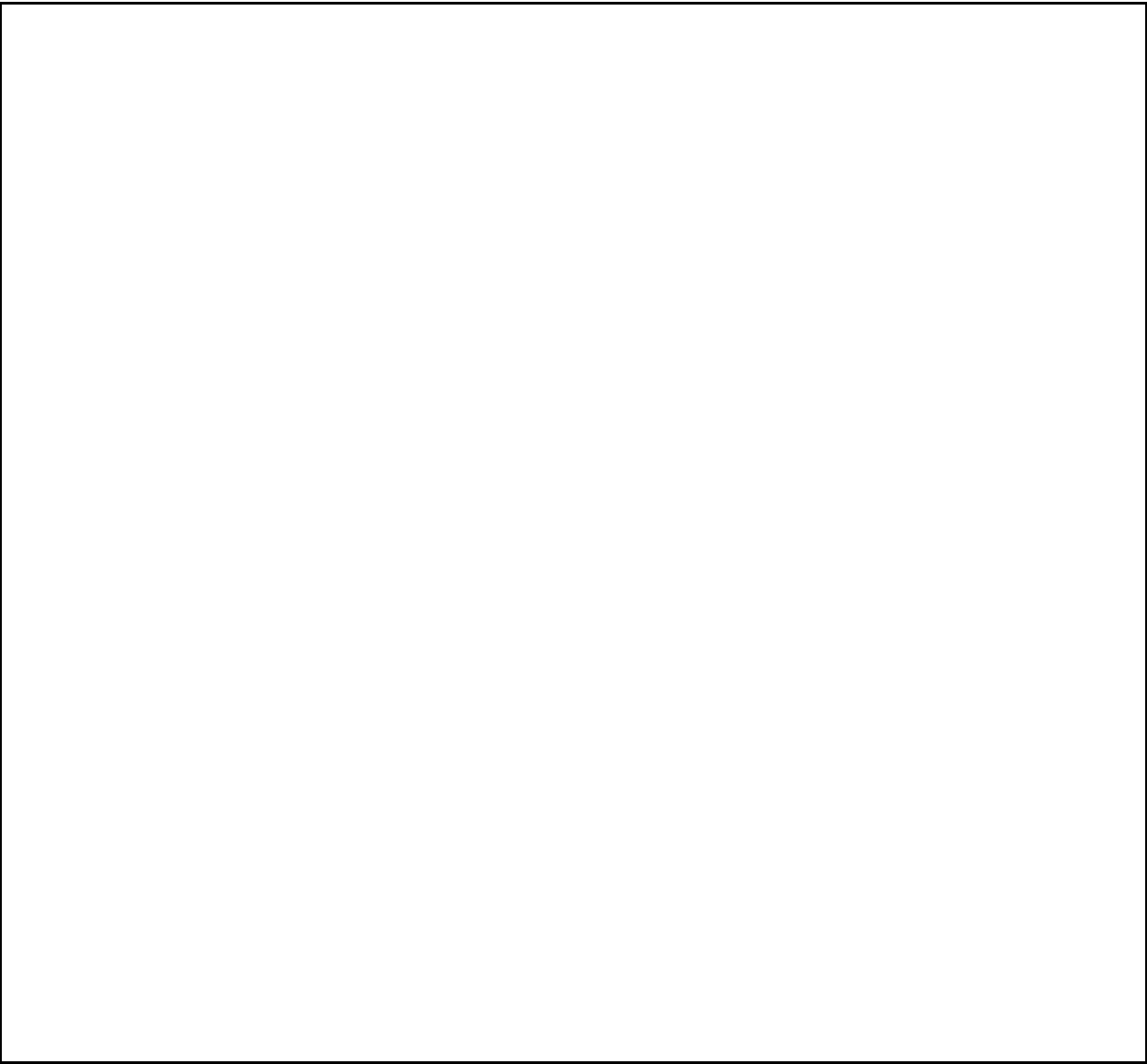
Cloakroom 5'1" by 2'9"

Bed 1 10'0" by 9'7"

Ensuite 10'0" by 2'7"

Bed 2 12'8" by 8'4"

Bathroom 6'6" by 6'2"



**GENERAL INFORMATION**

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. TENURE: We understand the property is offered for sale FREEHOLD. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**ROUTE TO THE PROPERTY:**