

8 Garden Stiles, Pershore,  WR10 1JW

Offers over £325,000

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CHRISTIAN LEWIS PROPERTY



# 8 Garden Stiles

## Pershore, WR10 1JW

- Three Bedroom Link Detached House
- Upgraded Kitchen Diner, With Separate Utility Room
- Upgraded Family Bathroom
- Flexible Living Space
- Offering Great Transport Links
- Set Within Prime Location
- Driveway & Garage
- Private Rear Garden With Patio Area
- Well Presented - Move In Ready

Occupying a desirable position this beautifully presented three bedroom, link detached home offers an appealing blend of contemporary style, versatile living accommodation and practical family living. Boasting well proportioned bedrooms, a stylish kitchen/diner, landscaped rear garden and generous off-road parking, this delightful property is perfectly suited to a variety of buyers.

Upon approach, the property immediately impresses with a generous paved driveway providing off-road parking for up to two vehicles, alongside the added benefit of a useful garage.

Stepping inside, the welcoming entrance porch provides a handy storage cupboard, ideal for coats, shoes and everyday essentials. This leads through to the inviting living room, a charming and comfortable space featuring an electric wall mounted fire, large window allowing plenty of natural light and stairs rising to the first floor. Double doors create a lovely connection through to the kitchen/diner, enhancing the sense of flow between the living spaces.

Without doubt, the kitchen/diner forms the heart of this wonderful home. Thoughtfully designed, this contemporary space features an extensive range of attractive shaker-style cabinetry, integrated appliances and ample room for a family dining table. Flooded with natural light, the room enjoys double patio doors opening directly onto the rear garden, creating a seamless transition between indoor and outdoor living – ideal for both everyday family life and entertaining.

Further enhancing the ground floor accommodation is a spacious and highly practical utility room, together with a convenient downstairs cloakroom.

The first floor continues to impress, offering three well-proportioned bedrooms, comprising two generous doubles and a further single bedroom. The principal bedroom benefits from fitted wardrobes, providing excellent integrated storage, while the recently upgraded family bathroom adds a stylish finish





## Offers over £325,000



### 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 C
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.



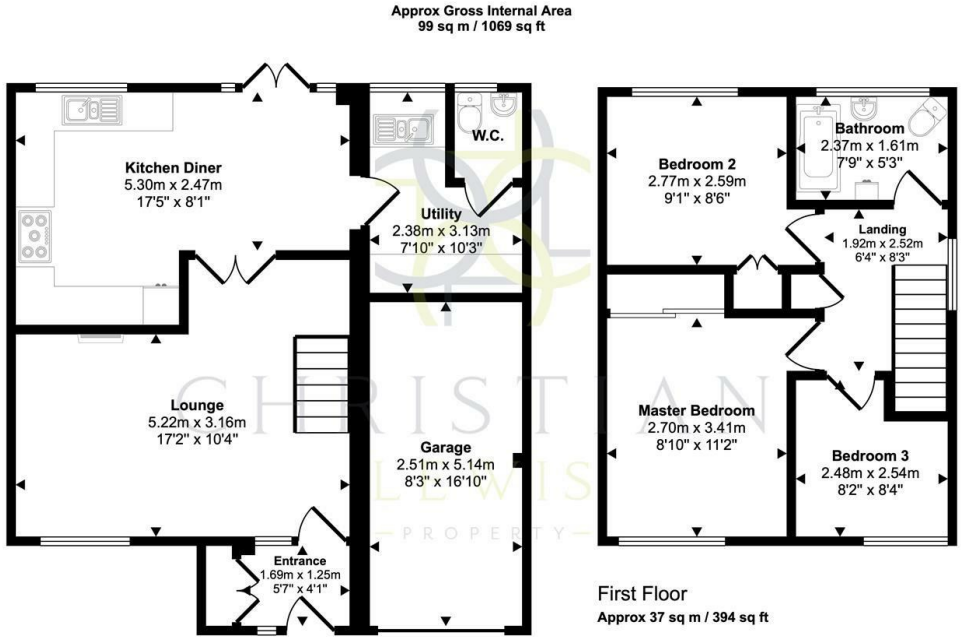




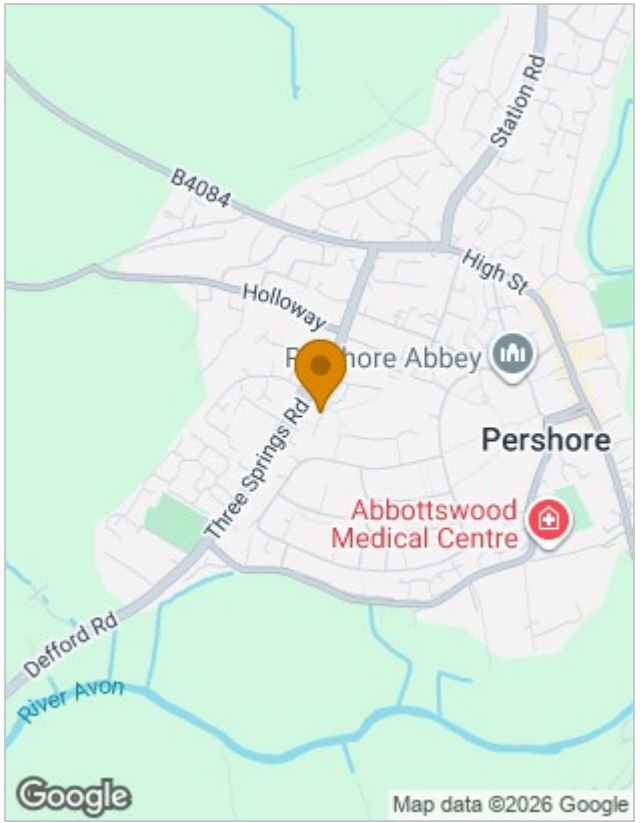




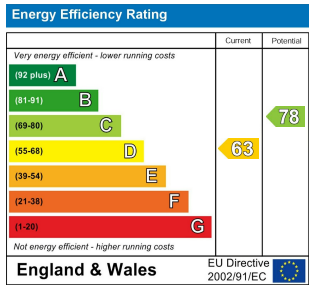
## Floor Plans




## 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.

14 Broad Street, Pershore, Worcestershire, WR10 1AY
Tel: 01386 555368 Email: pershore@christianlewisproperty.co.uk www.christianlewisproperty.co.uk