

11 Woodpecker Way, Pershore, WR10 1FD

Offers in excess of £550,000

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CHRISTIAN LEWIS PROPERTY



11 Woodpecker Way

Pershore, WR10 1FD

Offers in excess of £550,000



- UNEXPECTIDELY RE-AVAILABLE WITH LEGAL WORKS PROGRESSED
- Impressively Upgraded throughout To Include Granite Worktops, Built In Wardrobes & Landscaped Garden
- Beautiful Location - On The Edge Of Pershore Town
- Private Rear Garden With 20ft Summerhouse Storeroom
- Energy Efficient Home - Rating B
- Immaculately Presented 5 Bedroom Detached House
- Includes A One Bedroom Self Contained Annexe
- Offered To the Market Chain Free
- Built in 2019, benefitting from approx. 3 years NHBC Warranty
- 4 Reception Rooms Offering Flexibility & Versatile Living

UNEXPECTEDLY RE-AVAILABLE | NO ONWARD CHAIN |

The Thornbury, an exceptionally presented, luxurious, 5 bedroom detached house built by Taylor Wimpy in 2019 located on the edge of Pershore. Having been lovingly owned, and extensively upgraded by its current owner since new, its show home style offers move in ready accommodation, on a chain free basis.

The welcoming hallway sets the tone for the accommodation that follows. The ground floor opens into the beautiful kitchen, fully integrated with granite worktops, shaker style cabinetry and double doors into the generous dining room making it perfect for entertaining. The dining room seamlessly leads into the living room, with electric floating fireplace and patio doors creating a seamless blend to the peaceful rear garden. To complete the ground floor is a versatile office, and a downstairs cloakroom

Stairs elevating to four generously proportioned bedrooms, all double in size and complemented by fitted wardrobes, with the principal bedroom enjoying a well-appointed en-suite shower room too. A modern, family bathroom serves the remaining bedrooms.

The real highlight of this property is beautifully presented, self-contained annexe, which can be accessed both internally, and by its own external front door. Designed to provide flexible accommodation, it comprises a substantial double bedroom with en-suite shower room, utility room and a beautifully appointed open-plan kitchen living room. The kitchen incorporates integrated appliances for convenience, the room is also complimented by double patio doors leading to the garden.

Externally, the established rear garden has been professionally landscaped to create a private and tranquil setting, with an attractive patio, alongside a decked area providing various opportunities to relax. The garden further boasts additional electrical sockets, an outside tap, a 20ft summerhouse storage room and a garden shed.
Parking is offered on the front driveway.





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 F
EPC Rating B
Whilst this property is offered on a freehold basis, there is an annual management charge of approx. £350.00 payable direct to the management company.

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.

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 £30 (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.

Location

Pershore is a charming and highly regarded Worcestershire market town, celebrated for its beautiful surroundings, historic character and relaxed pace of life. With its attractive streets, independent shops, cafés and restaurants, Pershore offers an appealing blend of traditional charm and modern convenience.
At the heart of the town is the magnificent Pershore Abbey, one of Worcestershire's most notable historic landmarks. The surrounding Georgian architecture and riverside setting add to the town's distinctive character, while the River Avon provides a wonderful backdrop for walks, cycling and enjoying the outdoors.
Pershore is particularly attractive to those seeking a lifestyle that combines town and country living. The surrounding Vale is renowned for its rolling countryside, orchards and seasonal blossom, with numerous footpaths and country lanes providing



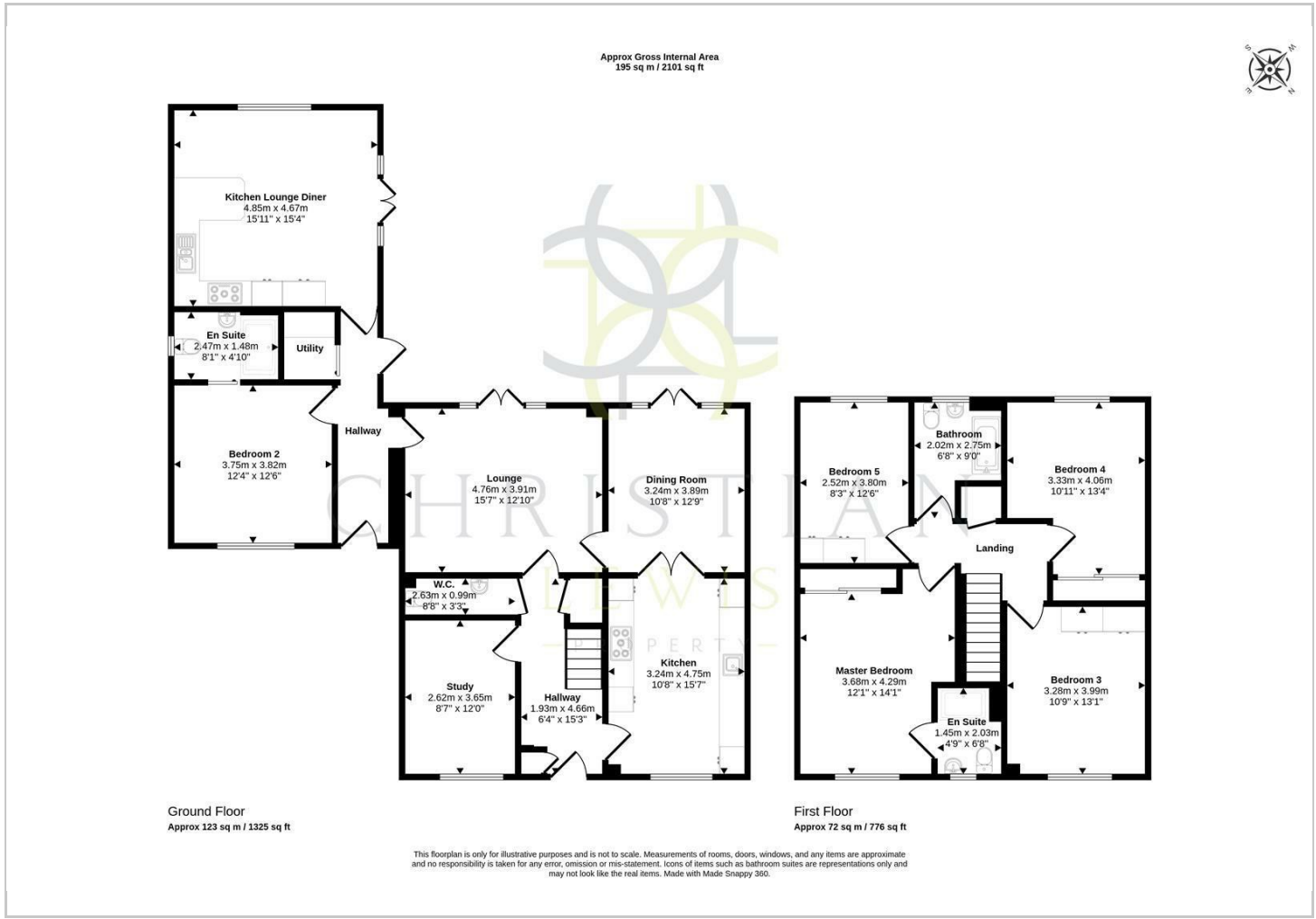




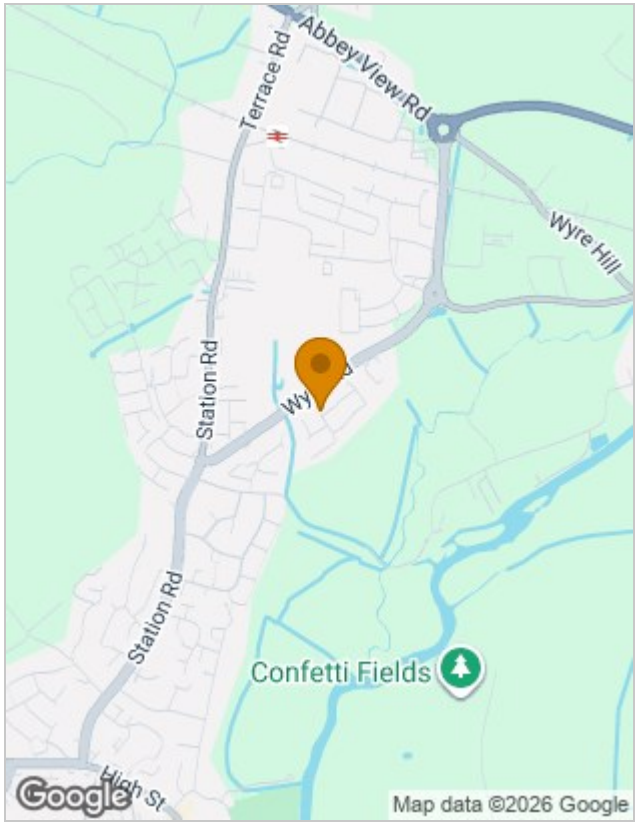




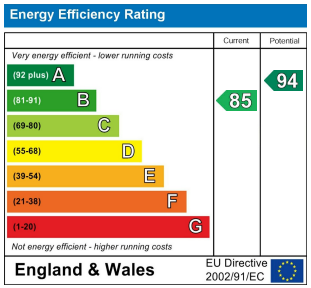
Floor Plans



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