

9 Skylark Drive, Pershore, WR10 1FE

Guide price £465,000

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CHRISTIAN LEWIS PROPERTY



9 Skylark Drive

Pershore, WR10 1FE

- 4 Bedroom Detached House Located On A Small Development
- Large, Modern Kitchen Diner With Integrated Appliances
- Separate Office
- Public Pathway Leading To The River Avon to The Front of The Property
- Occupying An Enviable Plot
- Overlooking Greenspace With Unmatched Views
- Private Landscaped Garden With Rear Access To Garage & Driveway
- Bedroom 1 With Ensuite
- Move In Ready
- Energy Efficient Home

Built in 2017 by Taylor Wimpy and occupying an enviable corner plot, this beautifully presented four-bedroom detached home combines contemporary living with a peaceful setting on the edge of Pershore on the Plum Tree Walk Estate. Overlooking open green space, with a pathway leading down to the River Avon, the property enjoys an appealing blend of privacy, tranquillity and convenience.

Approached via a driveway serving just two properties, the welcoming entrance hall features a useful built in storage cupboard and leads through to a generous dual aspect living room, complete with an attractive bay window, oozing natural light. Double doors open into the spacious kitchen diner, creating an ideal setting for both everyday family life and entertaining.

The kitchen is finished with contemporary Shaker style cabinetry, granite worktops and integrated appliances, the perfect hosting spot! Double patio doors open onto the beautifully landscaped, private rear garden, thoughtfully designed with mature olive trees, an extended patio, decking and an established variety of plants. In addition to this, adding lighting set the mood for a relaxing evening. To the rear, and accessed both externally or internally via the rear garden gate is a detached garage and tandem driveway provide valuable parking and storage.

Completing the ground floor is a versatile office/playroom, ideal for home working, alongside a convenient cloakroom.

Upstairs, four well proportioned bedrooms, all able to accommodate a double bed offering versatility for growing families, or to accommodate hobbies. The principal bedroom benefits from en-suite shower room , while bedrooms two and four feature built in wardrobes. A modern family bathroom, fitted with a bath and overhead shower, wash basin and WC, completes the first floor.

A wonderfully presented property, which must be seen to be appreciated.





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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

Annual Management Charge - Approx. £350.00, which can be paid in monthly instalments.

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 & Location

Situated on the outskirts of Pershore, the property is ideally placed to enjoy this sought-after market town's charming high street, independent shops, cafés, restaurants and riverside walks. Pershore also offers a range of local amenities, schooling and leisure facilities, while Pershore railway station provides links towards Worcester and Oxford, with onward connections to Birmingham and London. Road links via the A44 and nearby M5 provide convenient access to the surrounding Worcestershire countryside and wider regional centres.

The property is located on a small development of only 100 houses, and is managed by a private external management company.



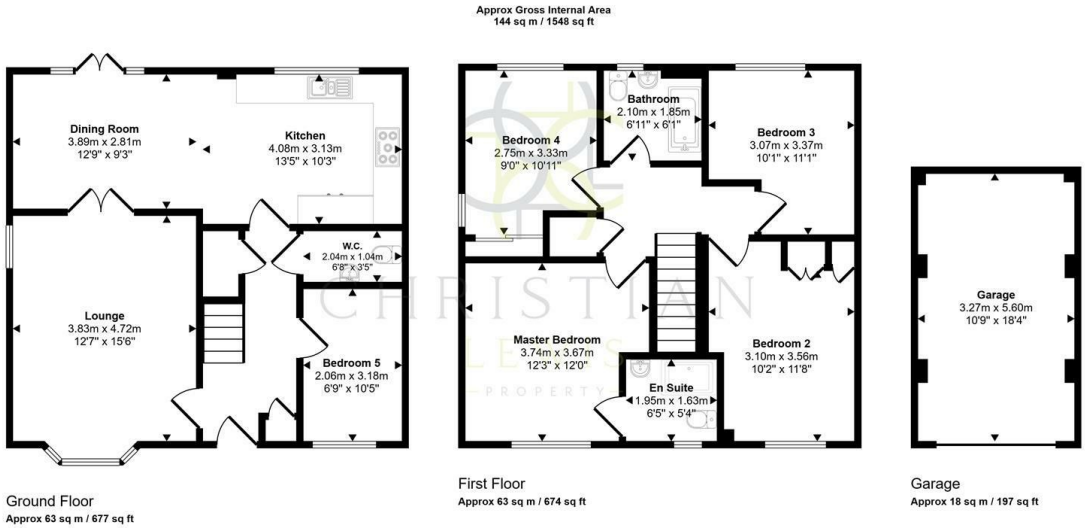




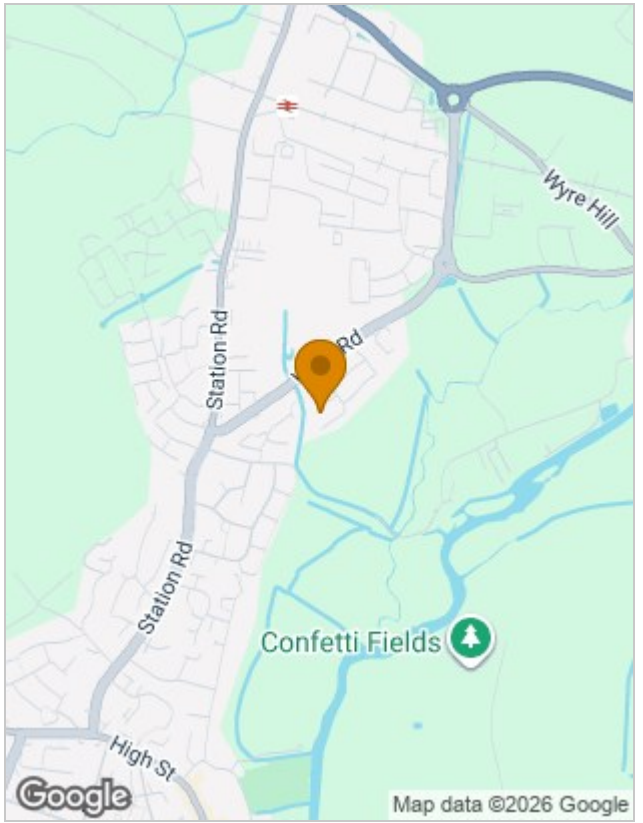




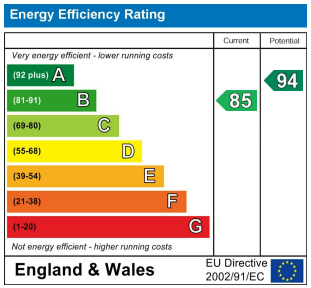
Floor Plans



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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