



16 Barley Mews, Pershore, WR10 1RW

Offers in the region of £265,000





16 Barley Mews

Pershore, WR10 1RW

- Modern, 3 Bedroom Semi Detached House
- Located in a Quiet Cul-De-Sac On The Edge of Pershore
- Overlooking Greenspace
- Rear Garden With Shed & Side Access Gate
- Well Presented
- Built in 2019 - Part New Build Warranty Remaining
- Double Tandem Driveway
- Energy Rating 'B' - Energy Efficient Home
- Perfect For First Time Buyers

Contemporary, Three Bedroom, Semi-Detached Home | Built 2019 | Desirable Pershore Location

Occupying a sought after position within the charming market town of Pershore, this beautifully presented three bedroom semi detached home, constructed in 2019, offers stylish contemporary living with thoughtfully designed accommodation, ideal for professionals, young families, and those seeking a modern home in a fantastic cul de sac location on a private road.

The property welcomes you into a bright entrance hall, leading to an elegant living room positioned at the front of the home. Filled with natural light, this inviting reception room provides a comfortable space in which to relax and unwind.

To the rear, the heart of the home is an impressive open-plan kitchen/dining room, beautifully appointed with a range of sleek white cabinetry complemented by warm wood effect worktops, creating a timeless and sophisticated aesthetic. Practical spaces are provided for white goods, whilst the generous dining area offers the perfect setting for both everyday family life and entertaining guests. French patio doors seamlessly extend the living space outdoors, opening onto the rear garden and allowing an abundance of natural light to flood the room. Completing the ground floor is a conveniently positioned WC and understairs storage cupboard.

The first floor continues to impress, offering two generously proportioned double bedrooms alongside a versatile single bedroom, equally suited as a nursery, dressing room or home office. A contemporary family bathroom, finished with a modern white suite including shower over bath finishes the first floor.

Externally, the rear garden has been thoughtfully left predominantly laid to lawn, presenting an excellent blank canvas for purchasers to create a landscaped outdoor sanctuary tailored to their own tastes and lifestyle. To the front, a tandem driveway provides convenient off-road parking for multiple vehicles.



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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 £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.

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 B

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

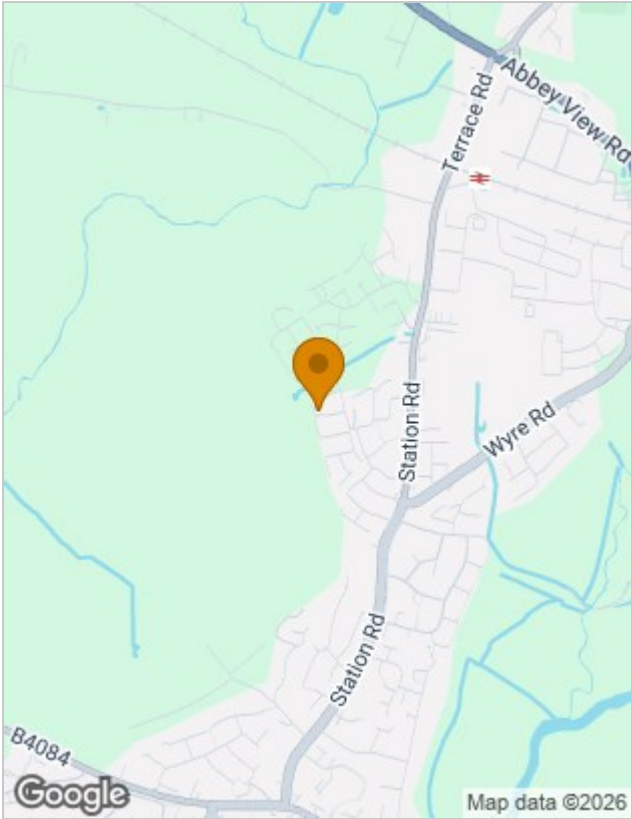


Viewing

Please contact our Pershore Sales 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.

Location Map



Energy Performance Graph

