



29 Birch Avenue, Evesham, WR11 1YJ

Guide price £325,000





29 Birch Avenue

Evesham, WR11 1YJ

- Detached house
- Modern kitchen with breakfast bar
- Partially converted garage
- Enclosed rear garden
- 3 bedrooms
- Dining room with skylight
- Utility room and downstairs WC
- Off-road parking

A beautifully presented three-bedroom detached family home, situated in a popular residential area of Evesham, offering versatile living space, a private rear garden and driveway parking.

This attractive property, situated within a quiet cul-de-sac, has been thoughtfully improved by the current owners and is ideal for buyers seeking a turnkey home with versatile living space.

The accommodation begins with an enclosed porch leading into a welcoming entrance hall. To the front of the property is a bright and comfortable living room, providing an ideal space to relax. To the rear, the home opens into a superb open-plan kitchen and extended dining area, creating a fantastic hub for family life and entertaining. The kitchen is fitted with a modern range of units, complemented by a central breakfast bar, while double doors provide direct access out to the garden. A skylight above the dining area floods the space with natural light, enhancing the sense of openness.

A separate utility room offers additional storage and practicality, along with access to a downstairs WC. The integral garage space can be accessed internally, adding further convenience.

Upstairs, the first floor offers three well-proportioned bedrooms, including a generous principal bedroom and a second double, alongside a third bedroom which would suit a child's room, guest room or home office. The family bathroom completes the first-floor accommodation.

Externally, the property benefits from off-road parking to the front. To the rear is a private, enclosed garden with patio seating area and lawn, providing an excellent outdoor space for



Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

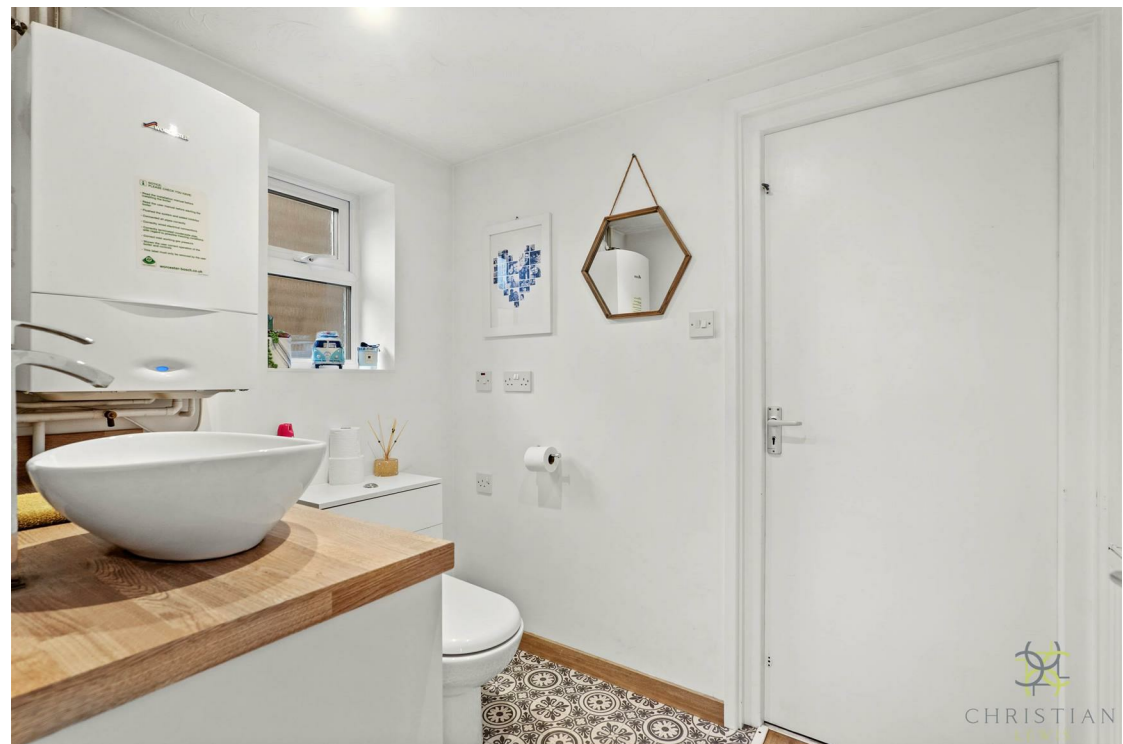
Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating C

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.

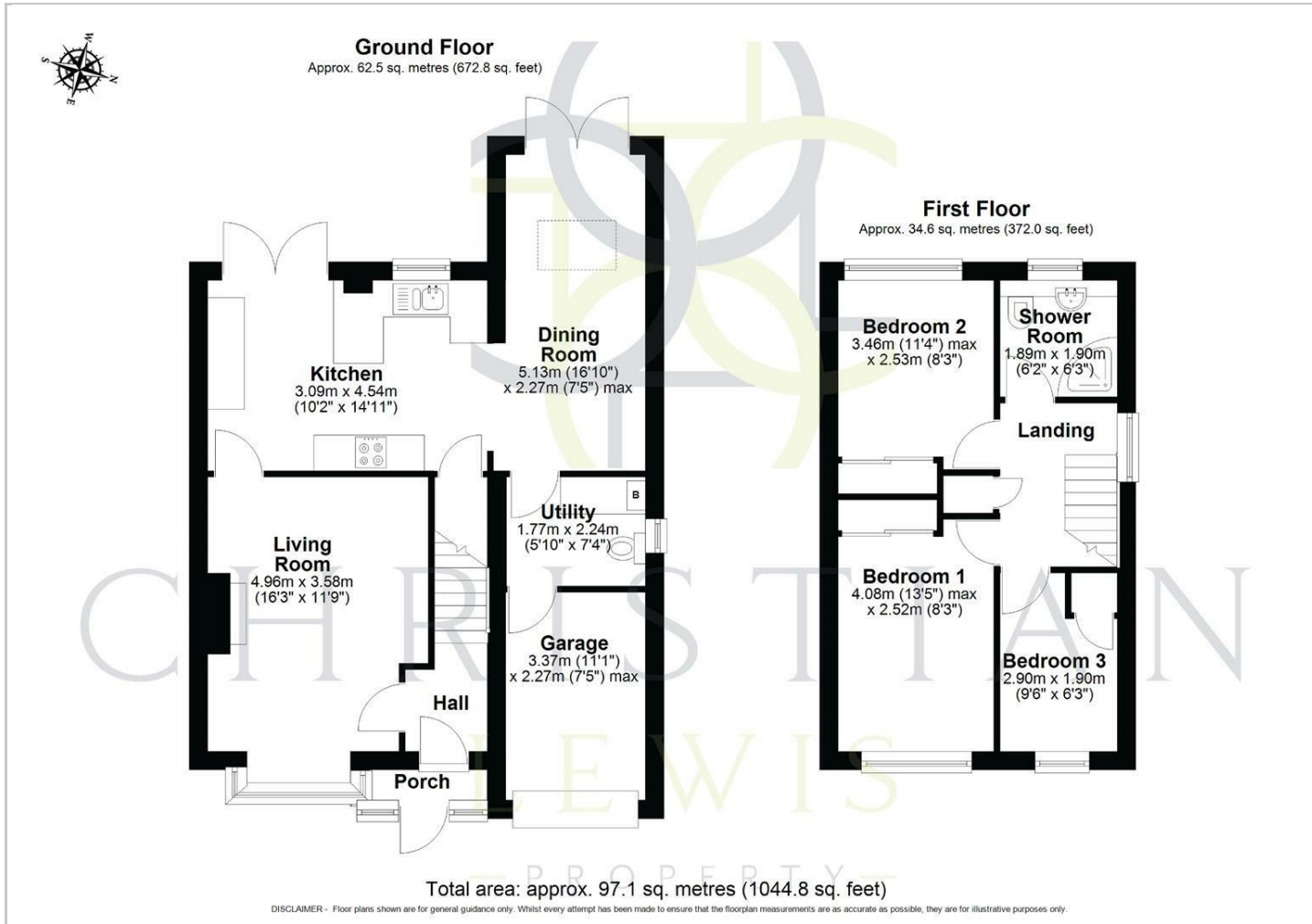




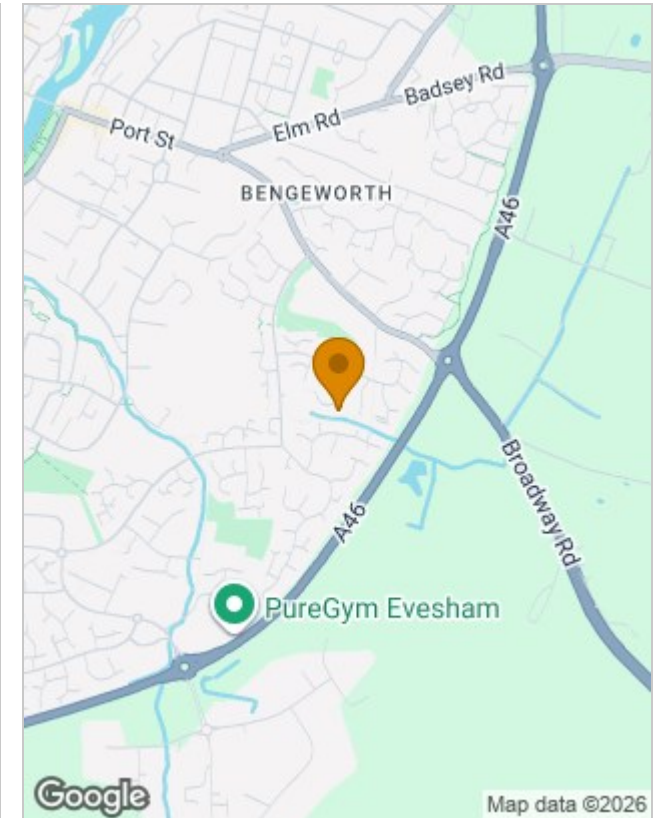


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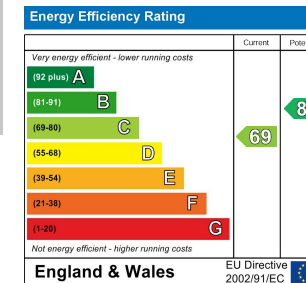
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 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.