



4 Birch Grove, Evesham, WR11 7AF

Offers in excess of £360,000



CHRISTIAN  
LEWIS  
PROPERTY



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# 4 Birch Grove

Evesham, WR11 7AF

- A great value detached, four bedroom family home
- Home office at the back of the garage
- Kitchen/diner
- Parking plus garage
- Sunroom
- Modern and energy efficient

## A GREAT VALUE FOUR BEDROOM DETACHED FAMILY HOME

A superb opportunity to acquire an exceptional value, detached four-bedroom family home that has been tastefully remodelled and significantly enhanced by the current owners to create a well-balanced and versatile living space. Tucked away at the end of a quiet no-through road, the property enjoys a peaceful setting while remaining within comfortable walking distance of Honeybourne's local amenities, making it ideal for modern family living.

The accommodation is well arranged and comprises a welcoming entrance hall, a convenient ground floor cloakroom, a spacious kitchen/dining area designed for both everyday living and entertaining, a comfortable living room, and a bright sunroom currently utilised as a playroom, offering flexibility to suit a variety of lifestyle needs.

To the first floor, the property offers four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, complemented by a modern family bathroom.

Externally, the home benefits from a private driveway providing off-road parking, a garage that has been partially converted to create a useful home office to the rear, and an enclosed rear garden, ideal for families and outdoor enjoyment.



## 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 E

EPC Rating: B

Estate charges apply

## Disclaimer

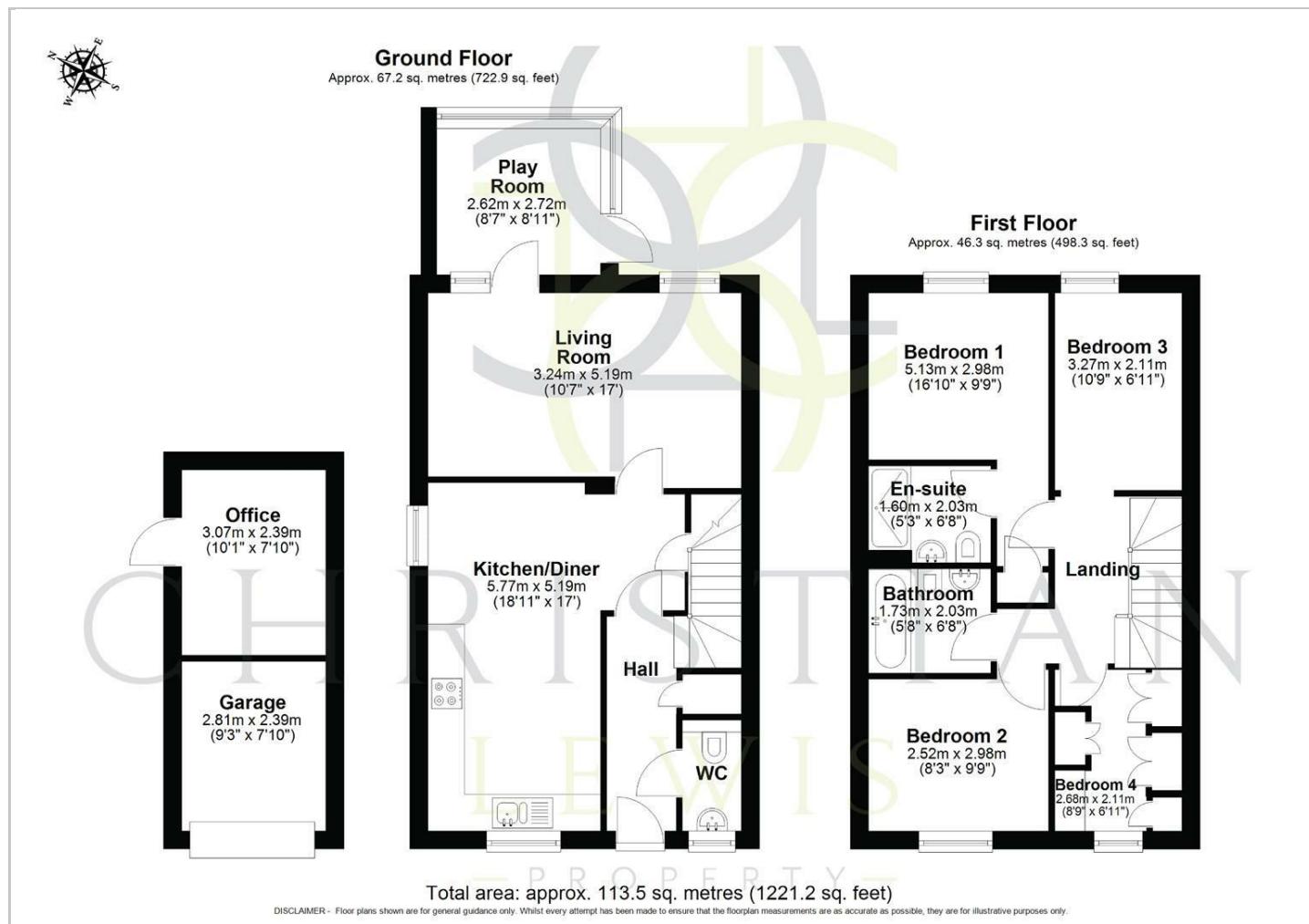
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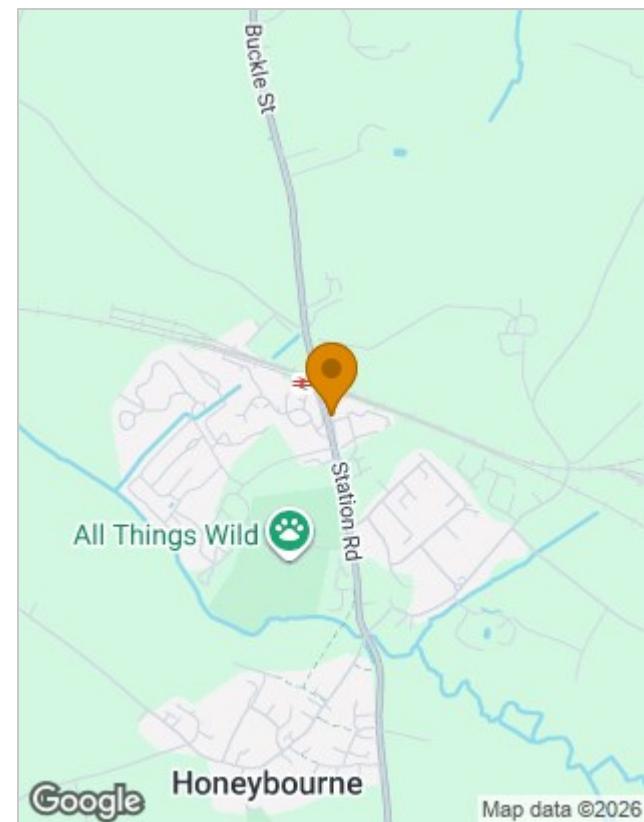


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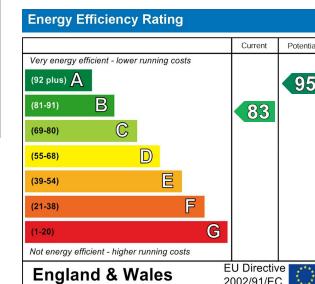
## Floor Plans



## 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.