



11 Bowbrook Meadow

, Pershore, WR10 2GZ

Price £108,000



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CALLING ALL FIRST TIME BUYERS

Positioned within the charming Georgian market town of Pershore, an exceptional example of a two-bedroom, energy efficient, semi detached house. Built in 2023 by Piper Homes, it offers stylish, modern living finished to an outstanding specification throughout. Available on a 40% shared ownership basis with the opportunity to staircase ownership to maximise the use of the scheme it presents a rare chance to purchase a beautifully presented home combining elegance, practicality, and affordability.

Upon entering, you are welcomed into a beautifully proportioned sitting room, thoughtfully designed to create a sophisticated yet inviting living space. Beyond lies a discreet cloakroom WC alongside a useful storage area, leading seamlessly into the impressive open-plan kitchen/dining room, the real star of the show.

The bespoke integrated kitchen is fitted with an attractive range of shaker-style cabinetry, complemented by integrated appliances and an abundance of both wall and base units, creating a refined and highly functional space, complete with ample space for a dining table. Expansive patio doors flood the room with natural light and open onto the generous rear garden, featuring an attractive patio terrace and laid lawn, perfectly suited for al fresco dining and outdoor relaxation. The garden further benefits from a timber shed and gated side access.



Important Additional Information
Tenure: We understand that the property for sale is Leasehold
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.

Shared Ownership Information
The property is offered at 40% ownership, with the option to purchase additional percentage. Prospective buyers are subject to an application process with the housing provider to confirm eligibility and status.

Requirements on eligibility:
You can buy a home through shared ownership if both of the following are true:

Your household income is £80,000 a year or less (£90,000 a year or less in London)
You cannot afford all of the deposit and mortgage payments for a home that meets your needs

One of the following must also be true:

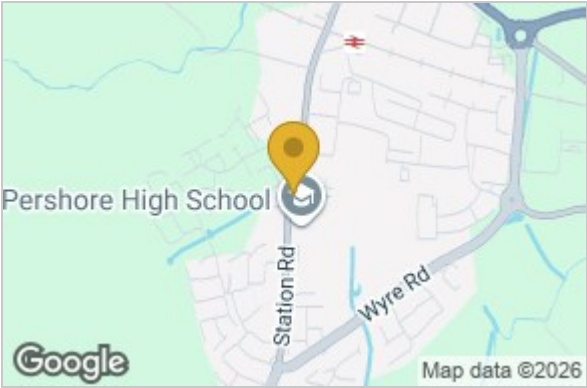
you're a first-time buyer

you used to own a home but cannot afford to buy one now you're forming a new household - for example, after a relationship breakdown
you're an existing shared owner, and you want to move you own a home and want to move but cannot afford a new home that meets your needs
For some homes you may have to show that you live in, work in, or have a connection to the area where you want to buy the home.

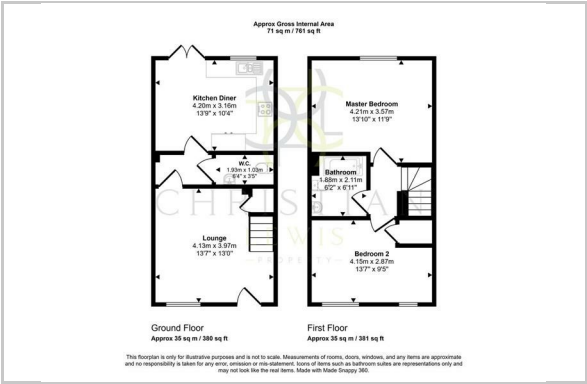
PLEASE NOTE - There is a S106 – Local Criteria needed, Applicant- (a) has lived in the District of Wychavon by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years), or; (b) has close family living in the District of Wychavon who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter), or; (c) has permanent paid employment within the District of Wychavon, or; (d) has a local connection to the District of Wychavon as a result of special circumstances (subject to approval by the Head of Housing Services)

Full details can be found - <https://www.gov.uk/shared-ownership-scheme/who-can-apply> or by visiting [https://www.wychavon.gov.uk/housing/housing-for-you/affordable-housing?](https://www.wychavon.gov.uk/housing/housing-for-you/affordable-housing?highlight=WyJzaGFyZWQILCJvd25lcuNoaXAiXQ==)
[highlight=WyJzaGFyZWQILCJvd25lcuNoaXAiXQ==](https://www.wychavon.gov.uk/housing/housing-for-you/affordable-housing?highlight=WyJzaGFyZWQILCJvd25lcuNoaXAiXQ==)

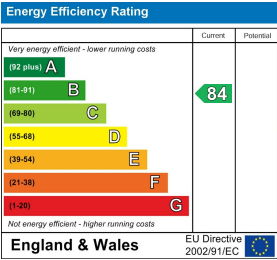
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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