



6 Box Tree Close, Worcester, WR8 9BX

Guide price £525,000









# 6 Box Tree Close

Worcester, WR8 9BX

- Three Bedrooms
- Double Detached Garage & Driveway Parking
- Three Reception Areas
- Bedroom 1 With Ensuite
- Sought After Village Location
- Detached Bungalow
- Extended Living
- Modern Fitted Kitchen With Integrated Appliances
- Established Gardens

## \*NEW PRICE\*

A charming three bedroom detached bungalow nestled in the desirable village of Defford. Defford is a small historic village set between Pershore & Upton Upon Severn which was once part of the Royal Forest of Horewell.

This delicately extended and upgraded property must be seen to be appreciated.

The accommodation comprises; entrance into hallway with cupboard storage, double doors into the spacious living room complete with 3 windows to fill the room with light and a striking fireplace with gas fire. From here, the property flows into the dining room with ample space for a dining table it is the perfect entertaining spot. Alongside the dining room is the recently added sunroom - with bifold doors overlooking into the garden it forms as the perfect space for an afternoon coffee with a good book!

Modern fitted, shaker style kitchen with integrated oven/hob, dishwasher and a variety of fitted units. The kitchen is accompanied by a useful utility room with integrated fridge/freezer, washing machine and space for a freestanding tumble drier - additionally door leading to the garden.

The property is also equipped with three double bedrooms, bedroom 1 benefitting from a stylish ensuite shower room and built in wardrobes, and bedroom 2 benefitting from built in wardrobes.

The family bathroom is offered with full suite and a power shower over bath for additional ease.

Externally, the property boasts established gardens both front and rear, a double detached garage with loft space above, and ample parking for 3-4 vehicles.



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## Important 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 F  
EPC Rating E

## 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.

## 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.

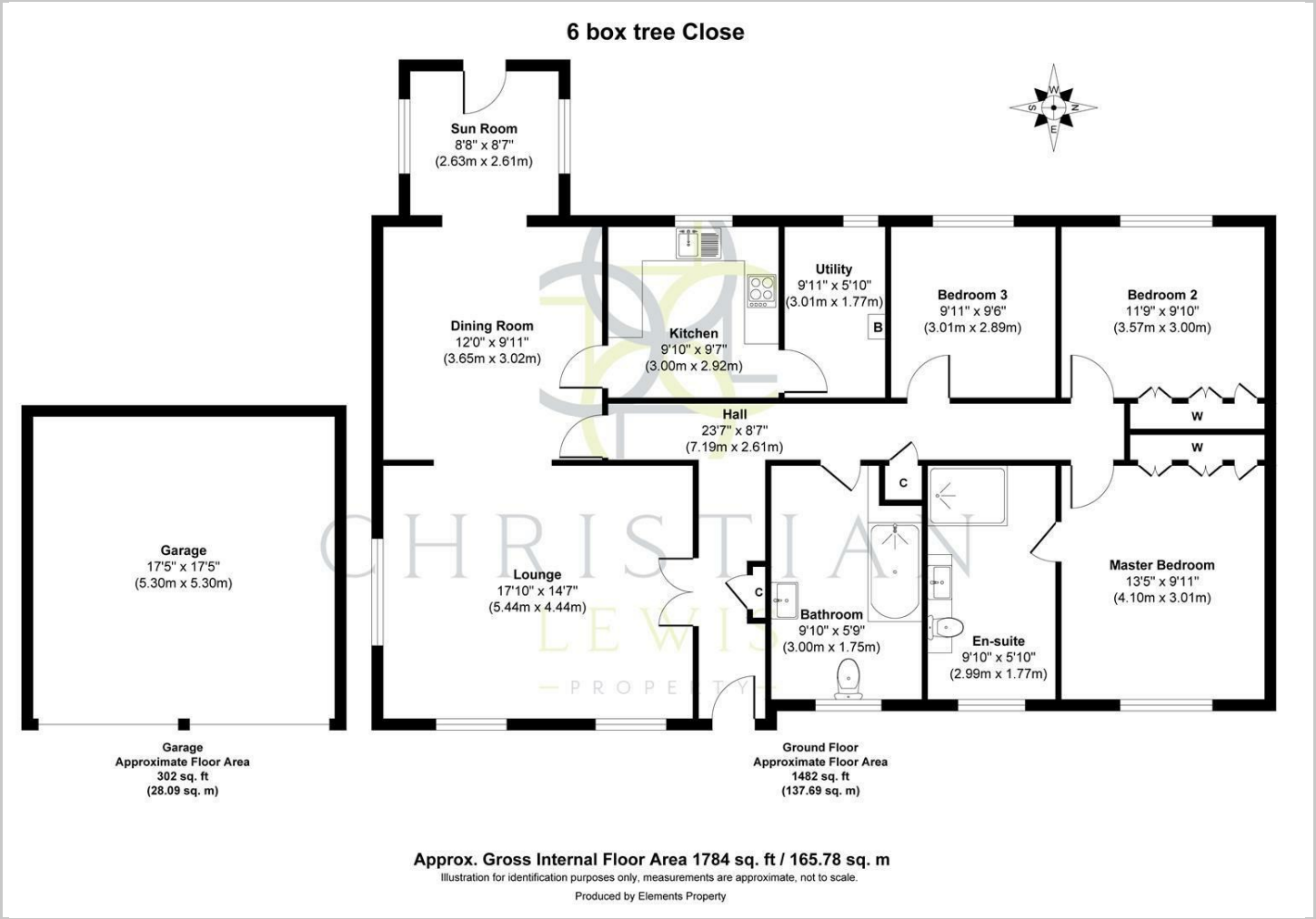








Floor Plans



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.

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Location Map



Energy Performance Graph

