



81 Beech Avenue

Pershire, WR10 2BJ

**Price £280,000**



CHRISTIAN  
LEWIS  
—PROPERTY—

## 81 Beech Avenue

Pershore, WR10 2BJ

**\*\*\* CHAIN FREE - FIRST TIME BUYERS!! \*\*\*** A wonderfully presented two bedroom Semi-Detached house with exceptional Countryside Views

Located in the highly sought-after village of Drakes Broughton, near Pershore, this beautifully maintained two bedroom semi-detached property offers an exceptional standard of accommodation, combining modern comforts with charming countryside surroundings. Offered to the market chain free, the property is ideal for discerning buyers seeking a turnkey home in a desirable rural-village setting.

The accommodation is both well-proportioned and thoughtfully arranged. The welcoming living room provides a warm and inviting space, centred around a stylish 'wood-burning style' gas fire, perfect for cosy evenings. To the rear, a modern kitchen diner offers an excellent sociable hub, featuring contemporary fittings, ample storage and designated spaces for white goods, with room for dining and entertaining and patio doors to the rear garden.

Upstairs, the property boasts two generous double bedrooms, both benefiting from additional built-in storage. Completing the first floor is a nearly new, stylish fitted shower room.

Externally, the home continues to impress. The rear garden is well-established and beautifully maintained, featuring a lawn, patio seating area and garden shed. Of particular note are the stunning, open, countryside views

To the front, the property benefits from driveway parking for two vehicles, adding further





convenience.

This superb home represents a rare opportunity to acquire a premium, move-in-ready property in a popular Worcestershire village, offering excellent access to Pershore, Worcester and surrounding transport links, while enjoying the charm of village life.

### 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 C  
EPC Rating C

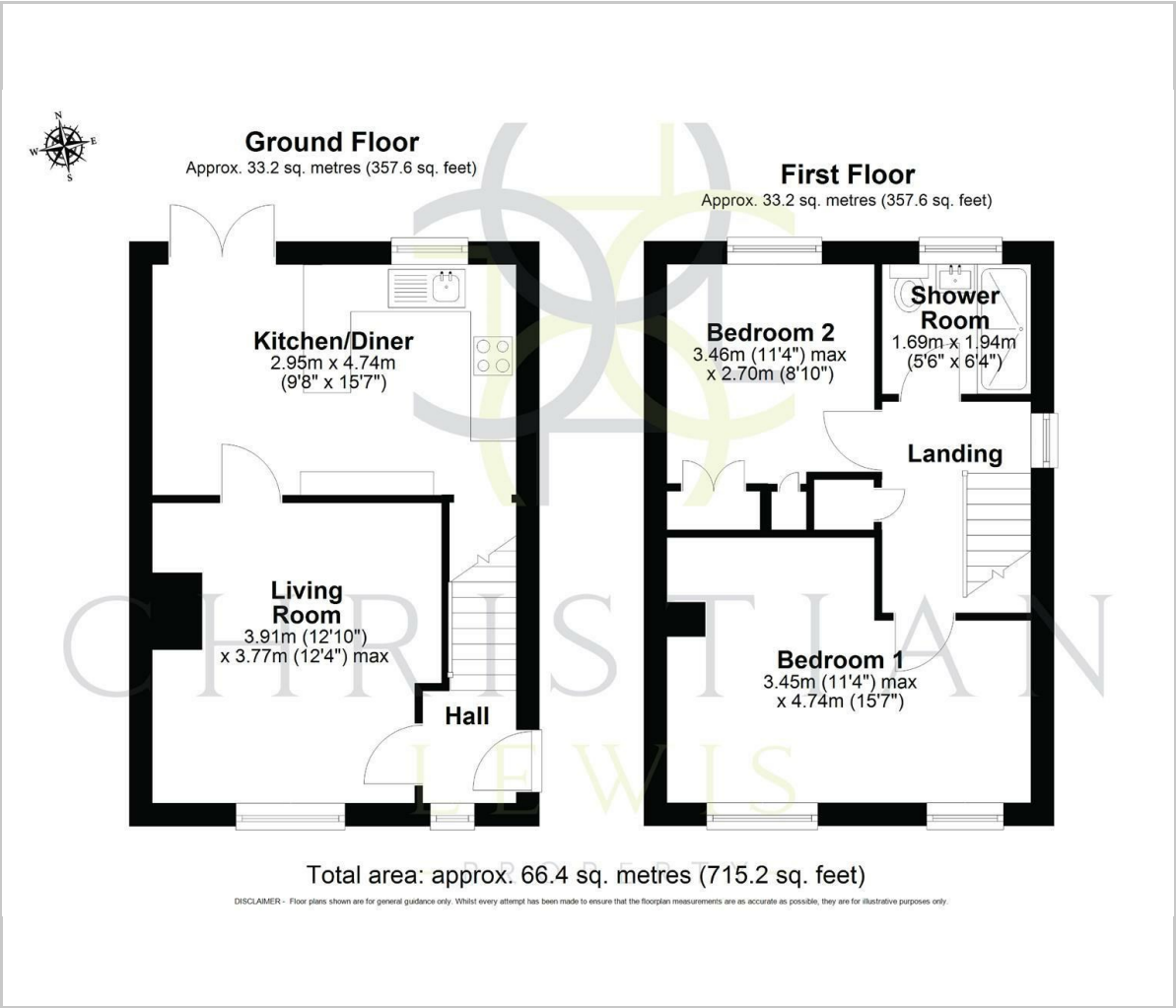
### DISCLAIMER

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.

Floor Plan



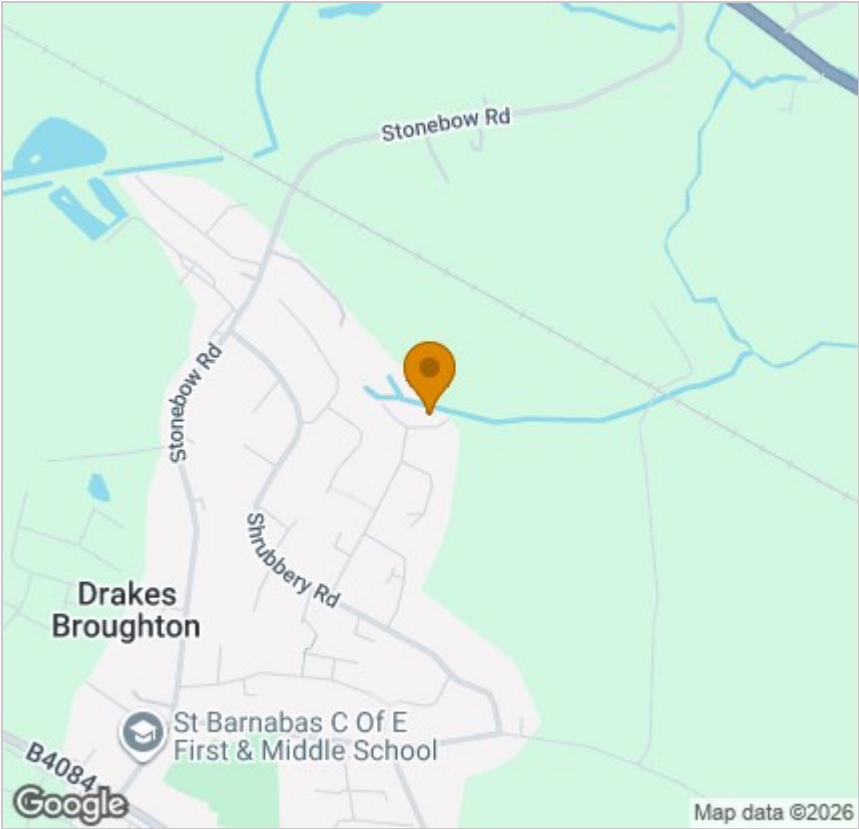
Viewing

Please contact our Pershore Sales Office on 01386 555368 if you wish to arrange a viewing appointment for this property or require further information.

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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Area Map



Energy Efficiency Graph

