

IMMACULATELY  
PRESENTED



House - Semi-Detached

# STRAWBERRY PLACE, PERSHORE, WR10 1RS

Asking Price

£280,000

## FEATURES

- Modern Semi-Detached Home
- Immaculately Presented
- Enclosed Rear Garden
- Kitchen/Diner
- Three Bedrooms
- Garage and Off Road Parking
- Solar Panels
- Council Tax Band = C.  
Energy Rating = B



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# 3 Bedroom House - Semi-Detached located in Pershore

## Entrance Hallway

Obscure double glazed front door, single panel radiator, wood effect flooring and stairs leading to the first floor. Leads to the Sitting Room

## Sitting Room

12'0" x 11'9"

Double glazed window to the front aspect with shutters, TV point, telephone point, wood effect flooring, double panel radiator and fitted storage, Leads to the Inner Hall.

## Inner Hall

Wood effect flooring and understairs storage. Leads to the Kitchen/Diner

## Downstairs W/C

Dual flush w/c, pedestal wash hand basin, tiled floor, single panel radiator and extractor fan.

## Kitchen/Breakfast Room

15'2" x 8'7"

Double glazed window to the rear aspect with shutters, double glazed 'French' doors to the rear aspect, range of wall and base units with worksurface over, one and a half bowl sink, drainer, tiled splash back, mixer tap, built in gas hob with extractor hood over, built in electric oven, built in dishwasher, built in washing machine, built in fridge/freezer, cupboard containing wall mounted boiler, double panel radiator, spot lights and tiled floor.

## Landing

Airing cupboard with shelving, fitted carpet and access to boarded loft with ladder and light. Leads to All Bedrooms and Bathroom

## Bedroom One

15'2" x 8'9"

Two double glazed windows to the front aspect, double fitted wardrobes, single panel radiator and fitted carpet.

## Bedroom Two

10'5" x 9'2"

Double glazed window to the rear aspect, single panel radiator and fitted carpet.

## Bedroom Three

10'5" x 5'8"

Double glazed window to the rear aspect, single panel radiator and fitted carpet.

## Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of bath with rain shower over, dual flush w/c, pedestal wash hand basin with tiled splash back, heated towel rail, wood effect flooring, spot lights, shaver point and extractor fan.

## Rear Aspect

Enclosed rear garden laid to artificial grass with beds and borders, patio area with seating, side gated access and outside cold water tap.

## Front Aspect

Storm porch, courtesy lighting, EV charger and drive providing off road parking for 2 vehicles.

## Garage

With up and over door, power, lighting, space for a tumble dryer with vent and pedestrian side door.

## Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## Council Tax Band

Currently tax band 'C' this is subject to change during the conveyance if the property has been extended since 1st April 1991



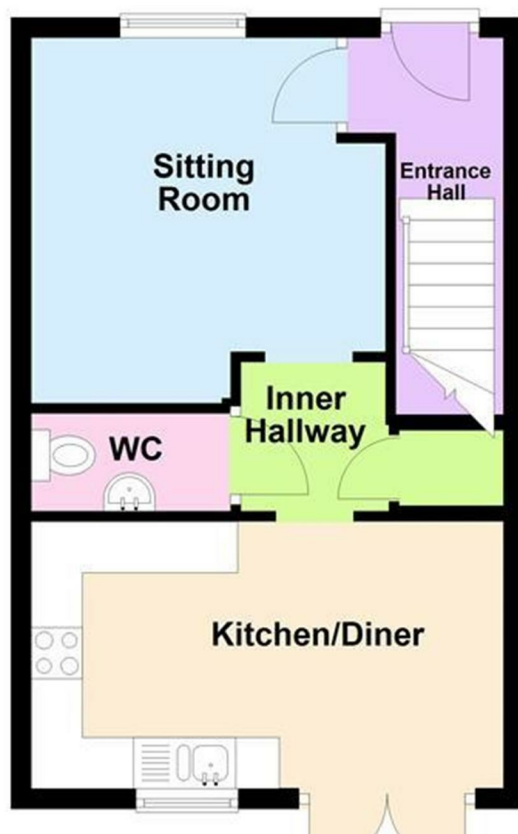
### Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

### NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect

**Ground Floor**



**First Floor**



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Council Tax Band

**B**

**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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