



Dowling Drive, Pershore, WR10 3EF

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
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# Property Description

This two-bedroom semi-detached home is positioned on the edge of a modern development in the charming market town of Pershore. Enjoying pleasant countryside views, the property is ideal for first-time buyers or those looking to take advantage of shared ownership, with a 25% share available.

The accommodation comprises an entrance hall, modern fitted kitchen, downstairs WC, and a spacious lounge/dining room with direct access to the garden. Upstairs are two well-proportioned bedrooms and a stylish shower room.

Outside, the rear garden is designed for low maintenance, featuring a patio area, with a side gate leading to the allocated parking space. The home combines modern living with a peaceful setting, offering both comfort and convenience in a sought-after location.

Agents Note: Potential buyers will need to complete/provide documentation to Sanctuary and meet Eligibility Criteria. Service Charge £35.31 pcm (approx) and Rent is £483.57 pcm (approx) to be confirmed via solicitors.



## Key Features

- 25% SHARED OWNERSHIP OPPORTUNITY
- TWO BEDROOM SEMI-DETACHED HOME
- LOCATED ON MODERN DEVELOPMENT
- COUNTRYSIDE VIEWS
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE/DINING ROOM
- LOW MAINTENANCE GARDEN
- ALLOCATED PARKING SPACE
- POPULAR PERSHORE LOCATION
- EPC RATING = C

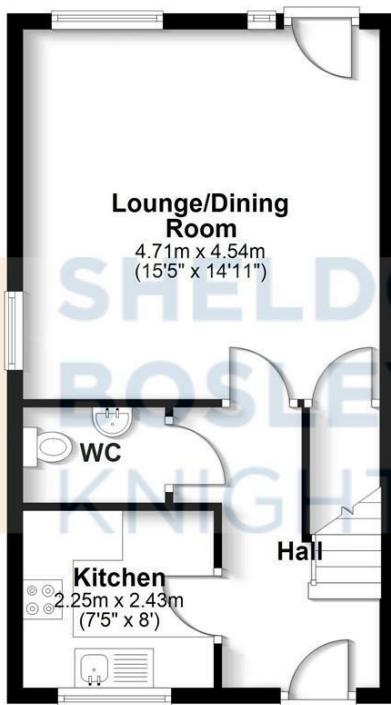


**25% Shared  
Ownership  
£70,000**



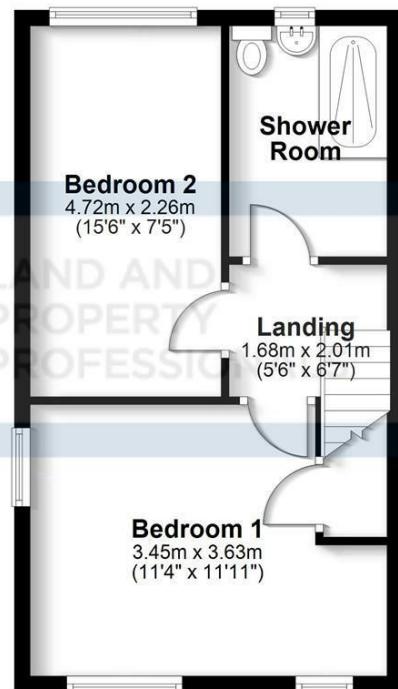
## Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 75.2 sq. metres (809.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - C

Local Authority  
Wychavon District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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