



Shrubbery Road, Drakes Broughton, Pershore, WR10 2BE

**SHELDON
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Property Description

Set within the heart of Drakes Broughton, this charming three bedroom property is offered with NO CHAIN.

The property is approached via an ample shingle driveway, offering comfortable parking for two cars, which leads up to the garage and front entrance door.

Accommodation comprises; Entrance Hall, Lounge with feature Gas Fireplace and doors leading through to the Dining Room and further into the third reception aptly known as the Sun Room, which has Patio Doors leading out to the rear garden. The kitchen has been fitted with neutral contemporary units and features integrated appliances, from here a door leads into the Garage with utility area.

To the first floor three bedrooms are served by a family shower room.

From the rear of the property a patio extends out to the lawn which is bordered by mature shrub borders.

Drakes Broughton is one of the larger villages in the locality, just 2 miles north-west of Pershore and 7 miles south-east of Worcester. The village has two pubs; the Old Oak and the Plough and Harrow. Its school, St Barnabas, contains a Pre-School, First School and a Middle School, which then feeds into Pershore High School. Drakes Broughton has a recreation ground next to the church, on which the village's football teams play. Drakes Broughton has other amenities including a general store, hairdressers, and a fish and chip shop.





Key Features

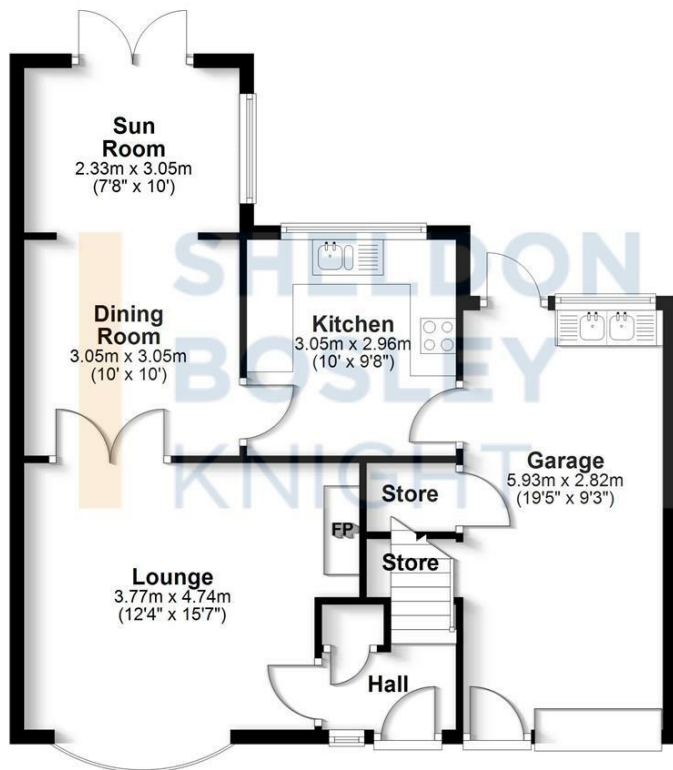
- OFFERED WITH NO CHAIN
- 3 Bedroom Link-Detached
- Garage with Utility Area
- Lounge, Dining Room & Sun Room
- Fitted Kitchen with Integral Appliances
- Rear Patio and Garden mainly laid to lawn
- Village Location, with amenities

Guide Price
£350,000



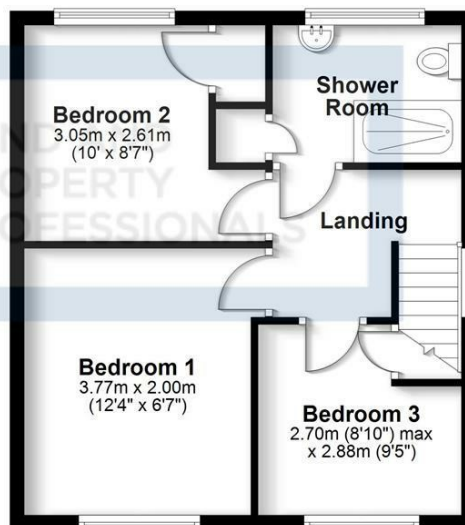
Ground Floor

Approx. 67.3 sq. metres (724.7 sq. feet)



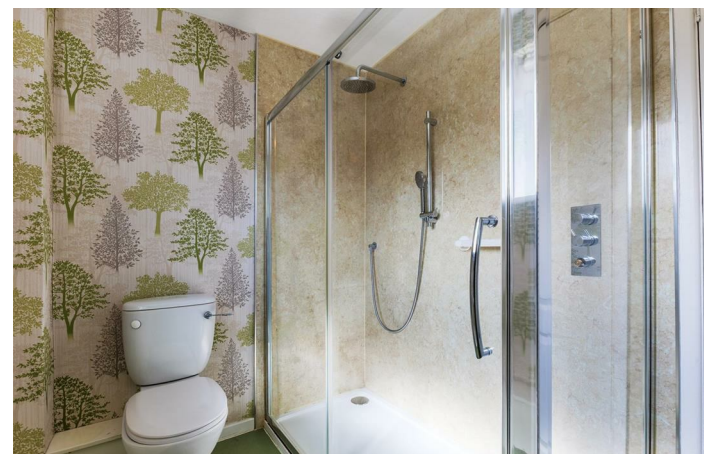
First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 109.9 sq. metres (1182.6 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 - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Wychavon District Council



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