



2 Sandfields Evesham Road, Pershore, WR10 2JR  
Offers Over £250,000





PLJ Worcestershire bring to the market this three-bedroom property which offers well proportioned and versatile accommodation, ideal for family living. The property features a comfortable lounge, an open-plan kitchen/dining/family area, and a modern shower room on the ground floor. Upstairs, there are the three good sized bedrooms.

Outside, the property benefits from a large garden with a decked area directly accessible from the kitchen, perfect for entertaining or relaxing, stoned seating area and lawn. To the front the property has plenty of off road parking for several vehicles.

Located in the village of Upper Moor in Worcestershire, this home enjoys a countryside setting near the River Avon whilst still being conveniently situated between the two nearby towns of Pershore and Evesham, making it an ideal location for commuters and families alike.

**Hall**  
Obscure double glazed entrance door and side panel. Ceiling light point. Spot lights. Radiator.

**Lounge**  
Double glazed window to front aspect. Ceiling light point. Radiator. Fireplace with gas fire inset.

**Kitchen Diner**  
Double glazed bifold doors to rear garden. Double glazed ceiling window. Double glazed window to side aspect. Two radiators. Ceiling light point and spot lights. Matching wall and base units with work surface on top. Space for cooker, fridge freezer, washing machine and dishwasher. One and a half bowl stainless steel sink and drainer. Tiled splashbacks. Two storage cupboards.

**Shower room**  
Obscure double glazed window to front aspect. Spot lights. Extractor fan. Heated towel rail. Quadrant shower cubicle with mains fed shower. Washing machine. Wash hand basin. Low level WC. Tiled walls.

**Landing**  
Double glazed window to rear aspect. Ceiling light point. Loft access. Storage cupboard.

**Bedroom one**  
Double glazed window to front aspect. Ceiling light point. Radiator.

**Bedroom two**  
Double glazed window to rear aspect. Ceiling light point. Radiator.

**Bedroom three**  
Double glazed window to front aspect. Radiator. Ceiling light point.

**Rear garden**  
Secure with timber panelled fencing. Decked seating area with lawn and stoned areas. Gated side access.







## COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : C

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

## Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

## Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

## Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

## Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

## Tenure Freehold

We understand that the property is offered for sale Freehold.

## Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

## Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

## Broadband

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

## Parking

Parking for the property is via the driveway to the front.

## Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EE- Good outdoor

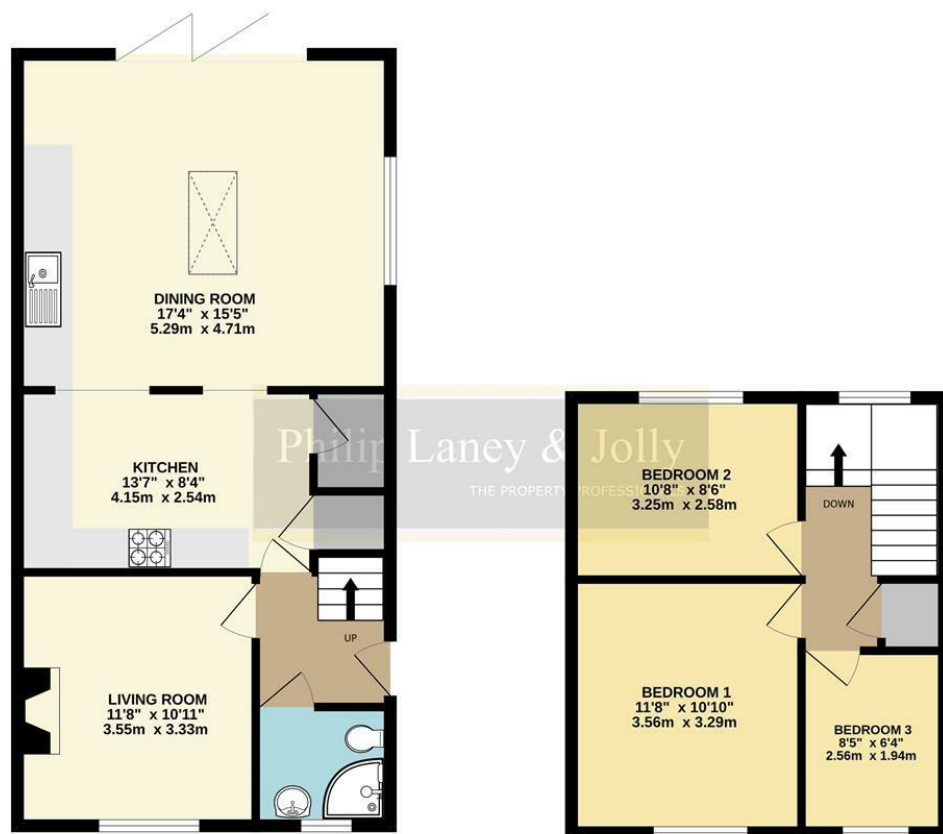
O2- Variable outdoor

Three- Variable outdoor

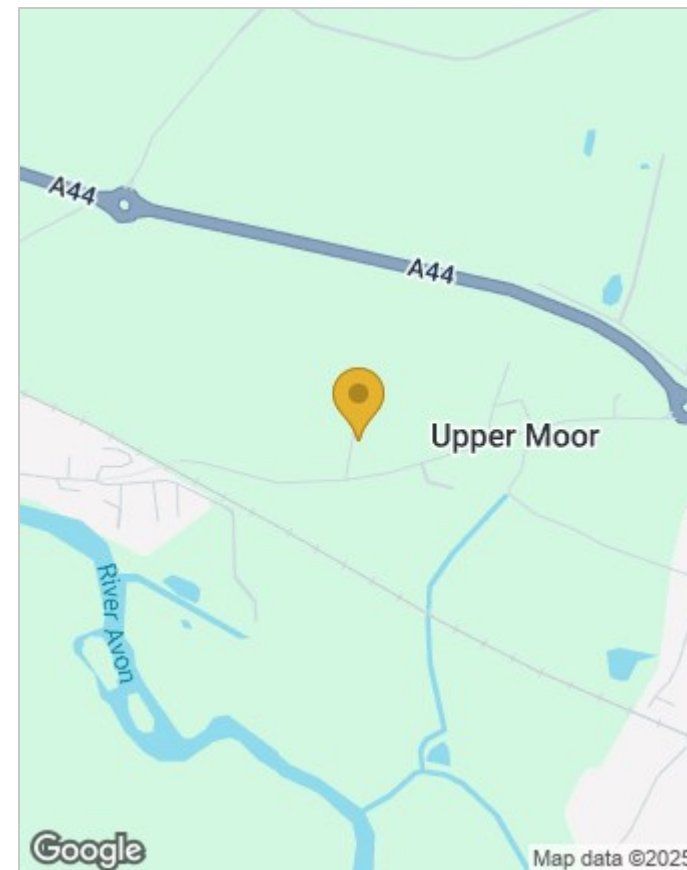
Vodafone- Good outdoor

## What Three Words

Chapels Prelude Slowness



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Worcester Office on 01905 26664 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.