



Elderflower Coppice, Pershore, WR10 1FB

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

A modern semi detached family home offering well proportioned and well presented accommodation situated on this popular and sought after residential development, the location provides easy access to the town centre, national road and rail networks.

The accommodation in brief comprises:

Reception Hall
Lounge
Kitchen Dining Room
Cloakroom
Three Bedrooms - Main Bedroom with Ensuite Shower Room
Family Bathroom

Outside, to the front of the property is a small fore garden with pathway to the front door.

To the rear of the property is a private enclosed predominately lawned garden with patio area enjoying a southerly aspect. At the rear of the garden is a driveway providing off road parking for 2 cars.

Services: All mains services are connect. Central heating, double glazing and solar panels are installed.

Agents Note: This is a discount market sale home offering 30% discount off the open market value. Whilst the purchaser will own 100% of the property, this discount remains a restriction on the property in perpetuity which means it remains in place on any future sales. There are eligibility and local connection criteria which applicants are required to meet to be considered for this property. Please contact the Pershore Office for further information. Eligibility criteria also remains in place for any future re-sale of this property. Applications for the Discount Market Sale property have to be submitted for approval by the local authority. To be considered for purchasing this property, a prospective purchaser must complete the application form in full and provide the necessary evidence to be reviewed by the local authority.





Key Features

- A 30% Discount Market Sale
- Modern 3 bedroom semi detached family home
- Well proportioned & well presented family home
- Private southerly aspect
- Off road parking
- No onward chain
- Popular & sought after development
- Central heating, double glazing & solar panels
- Viewing highly recommended

Fixed Asking Price
£192,500

EPC Rating - B

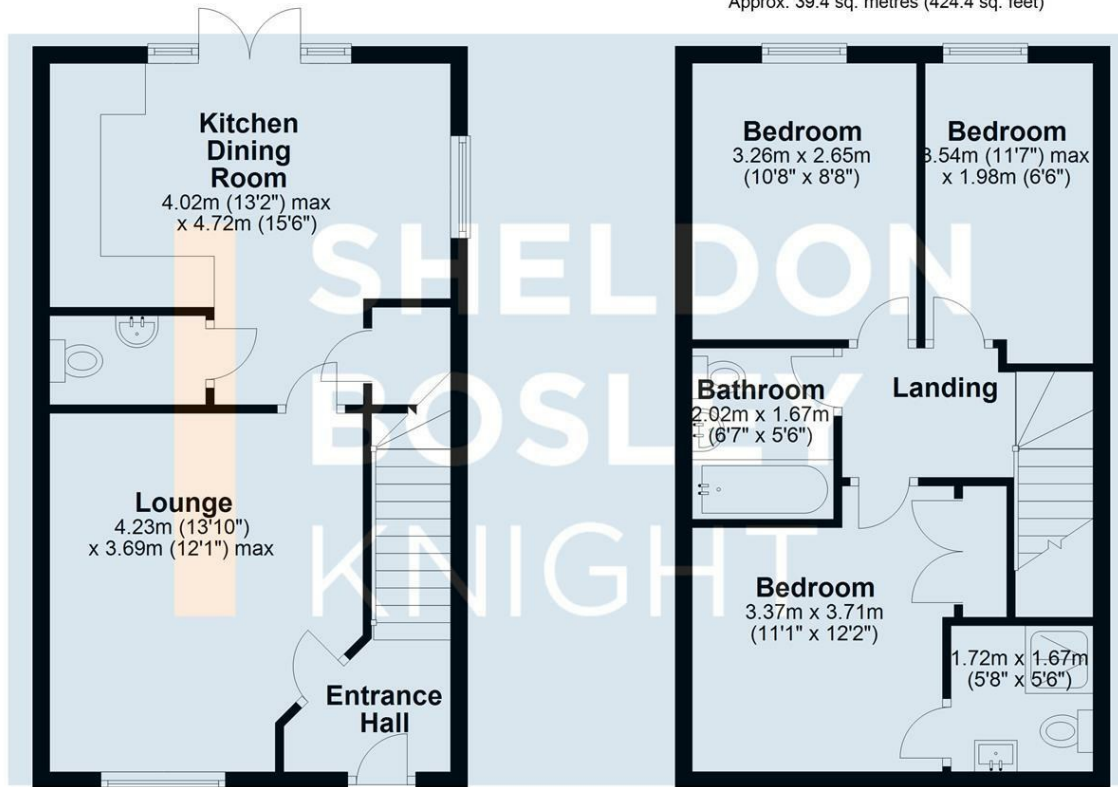
Tenure - Freehold

Council Tax Band - C

Local Authority -
Wychavon

Ground Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 78.9 sq. metres (848.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

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