



11 Apple Tree Road, Pershore,
Worcestershire WR10 1ER

An upgraded & extended semi detached house set within walking distance of the town centre.

This three bedroom home comprises; reception hallway with stairs rising to first floor landing, wood effect flooring & access into the lounge & kitchen. The lounge is dual aspect & has doors out to the conservatory/dining area. From the conservatory are doors out to the rear garden & access into the utility & W.C. The kitchen has a range of base & wall units, sink & drainer, integrated double oven, hob & extractor & space for white goods & appliances.

To the first floor landing, there is access to three bedrooms & the family shower room.

The shower room has been re-fitted with a walk in shower cubicle, pedestal wash basin & W.C.

Externally, there is a front garden, as well as a driveway. There is a generous rear garden, which wraps round to the side too. This is fenced & enclosed, laid to lawn with mature planting.

Pershore has a wide range of amenities to include; schooling, community hospital, leisure centre, pubs, shops, cafes & restaurants. Pershore train station has direct links to London Paddington & Worcestershire Parkway station links you to Birmingham, Cardiff, London & Nottingham. The home has solar panels, please speak to one of the team for more detail surrounding this.

FREEHOLD

EPC RATING - B

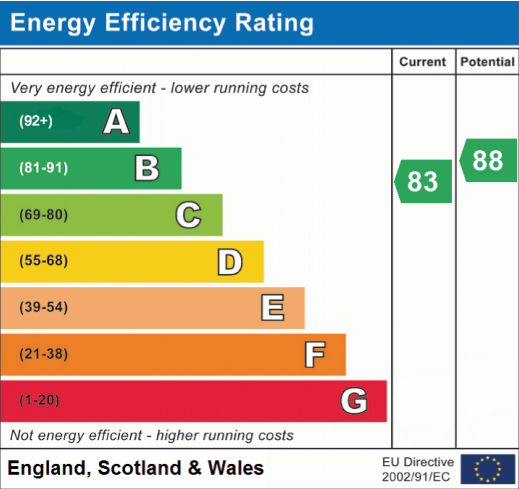
COUNCIL TAX BAND - C





Agents Note

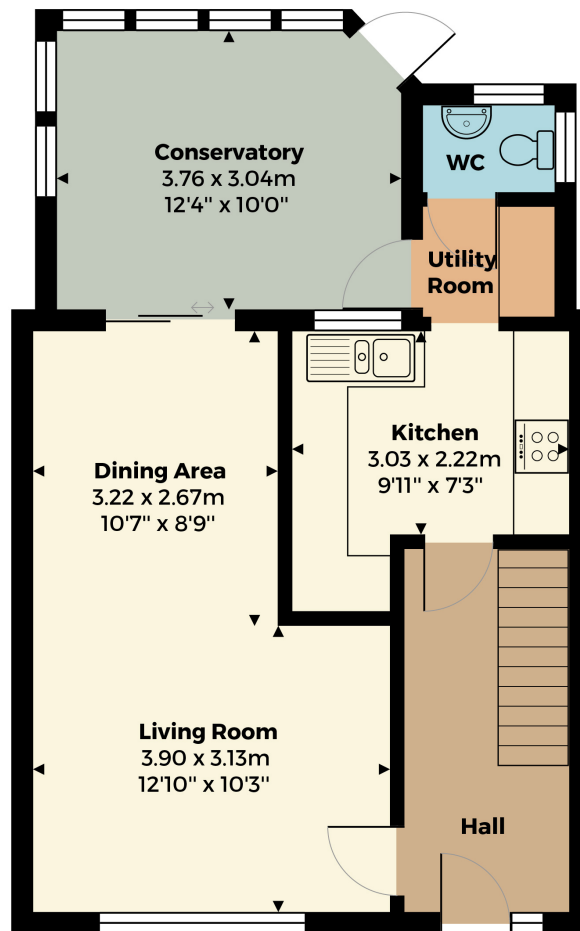
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



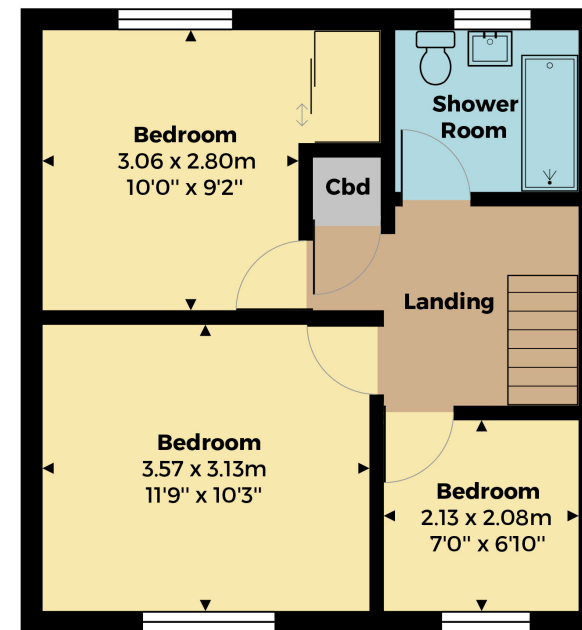
General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

All measurements are approximate and for display purposes only



Ground Floor



First Floor

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