



9 Woodpecker Way, Pershore,
Worcestershire WR10 1FD

A four double bedroom detached home, walking distance of Pershore town centre. The home is offered for sale with no onward chain.

This bay fronted home, known as the 'Shelford' comprises; tiled reception hallway with stairs rising to the first floor landing, with access into the study, lounge, W.C & kitchen/diner.

The lounge has a bay window & double doors into the kitchen/diner, which extends over 26ft & has double doors out to the rear garden. The kitchen is tiled & has a range of base & wall units, sink & drainer with mixer tap, eye level integrated double oven, 5 ring gas hob & extractor, integrated fridge & freezer, washing machine & dishwasher.

To the first floor, the landing leads on to all four double bedrooms & the family bathroom. The principle bedroom has an en-suite shower room with a W.C & close coupled W.C. There is part tiling to the walls.

Bedroom three has a built in open hanging rail & shelving.

Externally, there is a front garden with a tandem driveway for two cars & a detached single garage. The garage has an electric car charging point.

To the rear, the garden is fenced & enclosed with an extended patio area & side access to the front. There is an outside tap.

There is an estate management fee of around £300 per annum. This maintains the green spaces on the development, lighting & roads.

Pershore is a charming Georgian market town & has a wide range of amenities to include several supermarkets (a new ALDI is also currently under construction), restaurants, cafes, bars, boutique shops & a train station with direct links to both Worcester & London stations. Worcestershire Parkway station is also a short drive away. Primary- High schools are also all within walking distance.

FREEHOLD

Council Tax Band E - Wychavon Council

NB; the vendor has advised they have links to Estate Agency.





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.

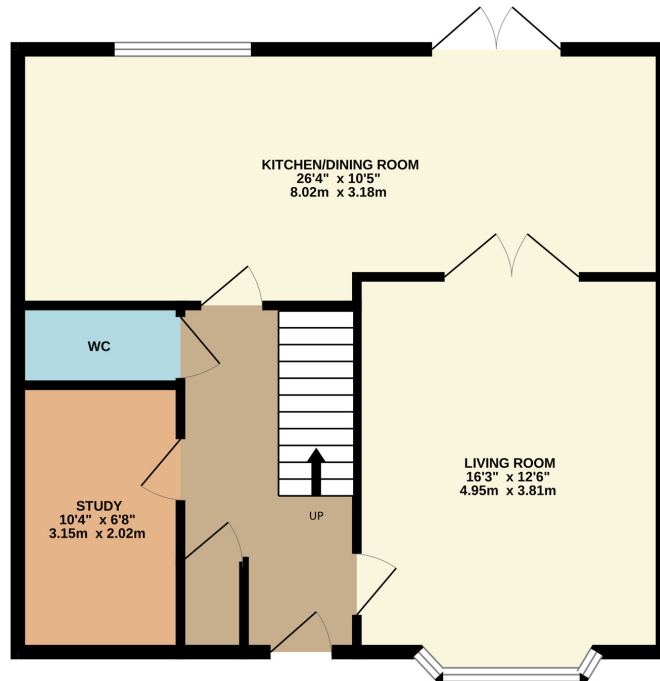


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

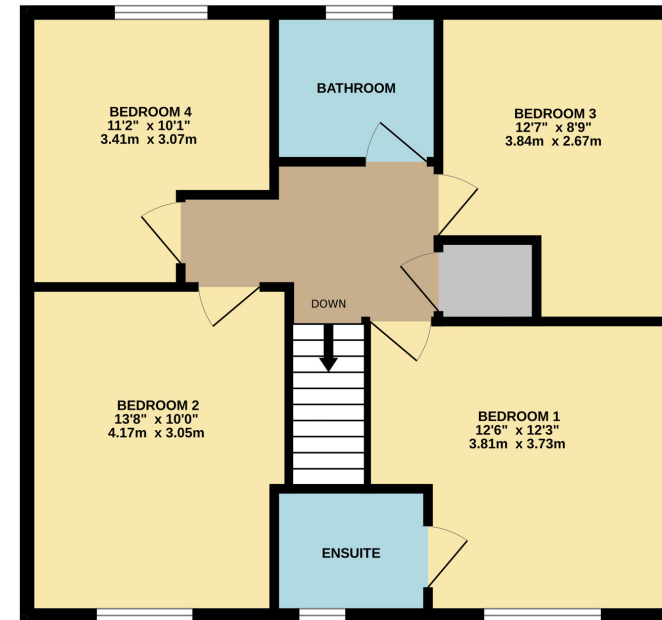
General Information

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.

GROUND FLOOR



1ST FLOOR



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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