



Manor Road

Pershore | Worcestershire





## Manor Road, Pershore, Worcestershire

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Holly House is located in the fabulous village of Lower Moor; benefitting from a number of community facilities and allowing for family friendly activities. Situated close to the sought after town of Pershore and the City of Worcester, this property is within reaching distance of easy travel links.

This home is in need of TLC. A fantastic Grade II listed refurbishment opportunity with additional planning and development potential. Sitting on a 0.3 acre plot, this home has a magnificent garden space, perfect for families. Benefitting from three large double bedrooms and a family bathroom, the potential for this property is endless.

Original features continue throughout with beams, flooring and inglenook fireplaces taking center stage.

As you enter through the wrought iron gate, you come to the appealing country entrance. With one side of the property dating back 500+ years and the other 50+ years, this home benefits from double glazing and secondary glazing throughout. Pantry style cupboards, boot room and built in wardrobes allow for an abundance of space throughout.

A singular garage with spacious off road driveway and added storage shed, allows for the space to be continued to the outside of the property. This is evident with the









size and nature of the garden. Benefitting from two separate accesses, again the potential is endless.

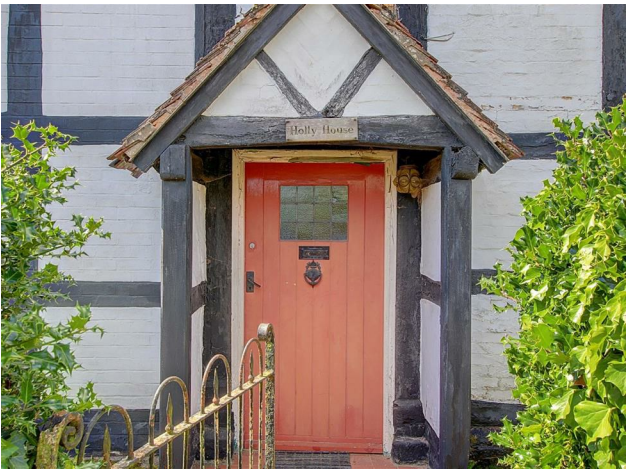
Services: Mains Drainage, Mains Water, Mains Electric, Oil













# Current title plan

Ordnance Survey map reference **SO9847SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Worcestershire :**  
**Wychavon**



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GROUND FLOOR  
APPROX. FLOOR  
AREA 1035 SQ.FT.  
(96.1 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 902 SQ.FT.  
(83.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1938 SQ.FT. (179.9 SQ.M.)  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 ordered and no guarantee as to their availability or otherwise can be given.  
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