



Allan Morris
estate agents

Beech Avenue, Drakes
Broughton, Pershore,
Worcestershire.

**49 Beech Avenue, Drakes Broughton,
Pershore, Worcestershire. WR10 2BJ**

Features

- 2 Bedroom Semi Detached House
- Sought After Village Location
- Local Schooling
- Deceptively Spacious
- Good Size Rear Garden
- Parking

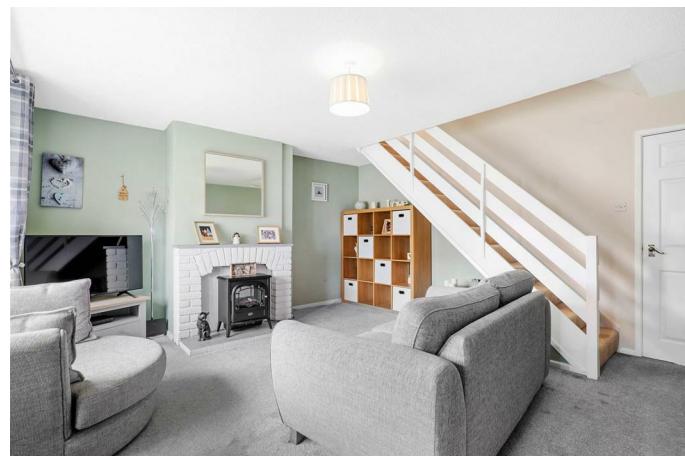
A well presented two bedroom semi detached property situated in the sought after location of Drakes Broughton near Pershore.

Accommodation briefly comprises: Entrance Porch, good size Sitting Room with bay window to front elevation, open-plan Kitchen/Dining Area with modern units, new oven, hob and extractor hood, updated tiling and double opening doors into garden. On the first floor: A very large double Bedroom (originally two Bedrooms), further double Bedroom and Family Bathroom.

Outside: Off road parking and gated side access. To the rear is a good size patio area leading onto lawn with flower borders.

LOCATION:

The property is situated within the sought after village of Drakes Broughton, with easy access to Pershore and Worcester. Drakes Broughton has a local Primary School, with Pershore High as the feeder Secondary School. Pershore and Worcester offer further more extensive amenities, together with access to motorway and rail links.





Directions:

From Worcester City centre follow the signs for Pershore. Continue along through the village of Drakes Broughton, turning left into Stonebow Road, then right into Walcot Lane. Follow the road along turning left into Shrubbery Road and right into Beech Avenue, where number 49 will be found on the left hand side.

WAM 6737

Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

Ground Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



Floorplan Measurements:

KITCHEN / DINING AREA:

15'10" x 9'2"

SITTING ROOM:

15'8" x 15'7" to bay

BEDROOM 1:

15'8" x 10'9"

BEDROOM 2:

10'2" x 8'10"

FAMILY BATHROOM:

6'6" x 6'4"

Total area: approx. 68.8 sq. metres (740.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

General Information:

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Contact us:

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