



**Allan Morris**  
estate agents

Beech Avenue, Drakes  
Broughton, Pershore,  
Worcestershire.



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

**Features**

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

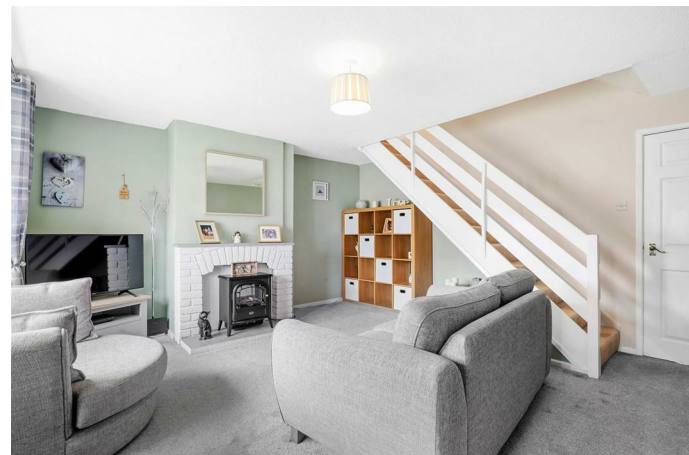
A well presented two bedroom semi detached property situated in the sought after location of Drakes Broughton near Pershire.

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 Pershire and Worcester. Drakes Broughton has a local Primary School, with Pershire High as the feeder Secondary School. Pershire 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:

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. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Contact us:

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