



Johnsons
PROPERTY CONSULTANTS

45 Beech Avenue, Drakes Broughton
Guide Price £300,000



45 Beech Avenue

Drakes Broughton, Pershore

Introducing this spacious three-bedroom semi-detached house, situated in a highly desirable village location. This property benefits from an extension to the rear, accommodating a spacious kitchen/ breakfast room.

Entering the property, you are greeted by a welcoming hallway which leads into the spacious living room. The living room offers a bay window, allowing an abundance of natural light to fill the room. A central feature of this room is the fire surround with an electric fire, creating a cosy ambience.

The heart of the home lies in the extended kitchen, which includes a variety of fitted units, offering ample storage space. The kitchen includes a cooker, extractor, and hob. This space is thoughtfully designed, further complimented by patio doors that provide direct access to the rear gardens, perfect for seamless indoor-outdoor entertainment.

Adjacent to the kitchen, a utility room awaits with plumbing and ample spaces for a washing machine and tumble dryer. The updated central heating boiler with *Hive* control still benefits from approx. six years remaining on its warranty. Proceeding to the first floor, you will find three bedrooms. Bedroom one, a generous double room, enjoys a pleasant view overlooking the street. Bedroom two, also a double, features built-in cupboards/ wardrobes, ensuring an organised and clutter-free space. Bedroom three, a single room overlooking the rear gardens, is ideal for a home office or a cosy guest room. The bathroom comprises a white suite, which includes a bath with a shower over, W.C., and washbasin.

Council Tax band: C Tenure: Freehold

Outside, this property benefits from driveway parking for at least two cars, conveniently located to the side of the house.

In summary, this three-bedroom semi-detached house is an ideal starter or family home, with its extended kitchen and spacious living areas. Early viewings are highly recommended.

Important Notes

Planning enquires concerning the property and surrounding area can be made with Wychavon District Council at www.wychavon.gov.uk

Environmental enquires concerning the property and surrounding area can be made with Environment Agency at www.environment-agency.gov.uk and general information can be found at www.google.com/earth

Broadband inquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com

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We endeavour to make the sales details accurate, if there is any matter(s) that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the vendor. Fixtures and fittings not included. Please note that offers made on this property may be qualified by a mortgage broker, in order to demonstrate due diligence on behalf of our clients. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, including mortgage brokers, if instructed.

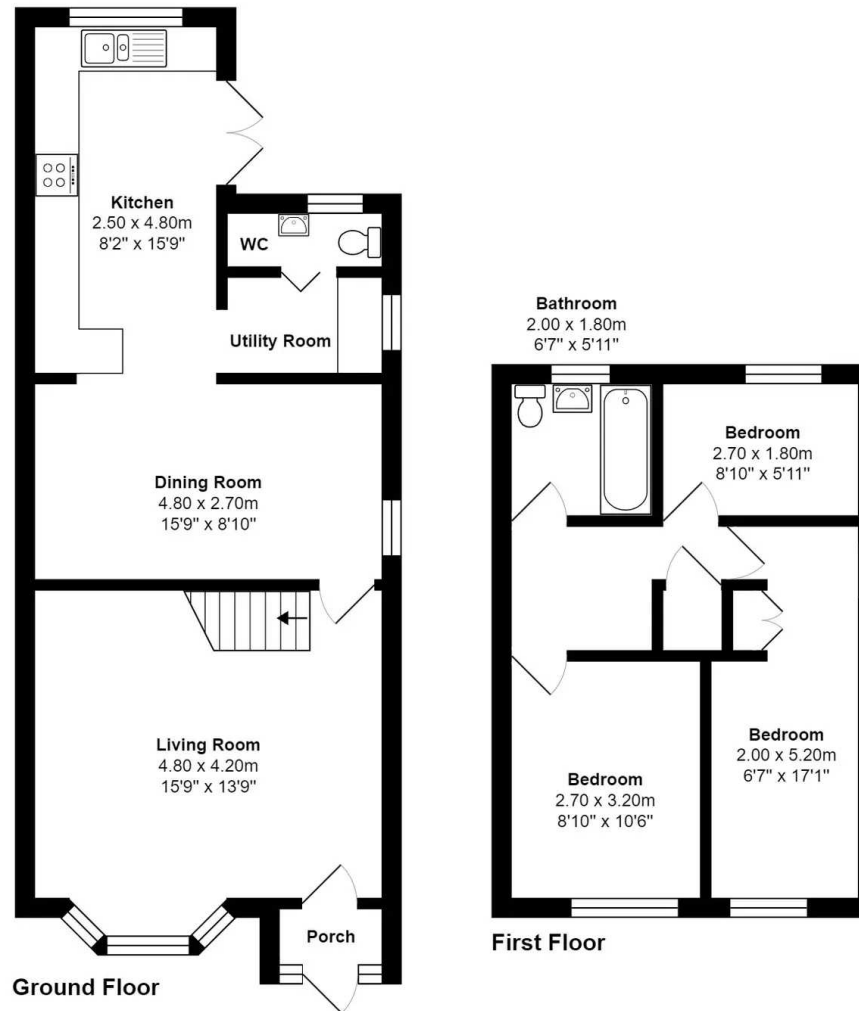
Council Tax band: C

Tenure: Freeholdou can include any text here. The text can be modified upon generating your brochure.





45, Beech Avenue, Drakes Broughton, WR10 2BJ



Total Approx Area: 85.0 m² ... 915 ft² (excluding porch)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.



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