





30 Choules Close

Pershore, Pershore

30 Choules Close boasts a modern and stylish design, making it a perfect choice for young professionals or small families. Built in 2015 by renowned builders Redrow Homes, this two-bedroom mid-terrace house offers both comfort and functionality.

As you enter the property, you are greeted by an inviting entrance hall with stairs leading to the first-floor landing and a convenient under stairs storage cupboard. The kitchen, located towards the front of the property, features a range of modern fitted units and integrated appliances, including a microwave, oven, hob, and extractor, fridge freezer and dishwasher. With a sink and drainer under the kitchen window overlooking the front, this space is not only practical but also offers a pleasant view.

Adjacent to the kitchen is a cloakroom/W.C., providing added convenience for residents and guests alike. The spacious lounge/diner is located to the rear of the property and benefits from patio doors that open onto the well-maintained rear gardens, allowing plenty of natural light to flood the room.

Luxury Porcelanosa floor tiles also cover the kitchen, cloakroom, hall and under-stairs cupboard.

Moving to the first floor, you will find a well-lit landing leading to two double bedrooms, each boasting its own en-suite shower room.

Stepping outside, the property offers a delightful outdoor space, with enclosed rear gardens featuring a paved patio area, perfect for al fresco dining or relaxing on warm summer evenings. The gardens include a path and lawns, providing a beautiful green space for outdoor activities or gardening. A shed at the rear of the garden offers additional storage.



In addition to the outdoor space, the property has off-road driveway parking, ensuring that you will never have to worry about finding a parking spot after a long day.

Overall, this modern two-bedroom mid-terrace house offers not only a comfortable and stylish living space but also a delightful outdoor area, perfect for those seeking a peaceful and convenient lifestyle. Don't miss the opportunity to make this property your own.

An annual Service/Management/Rooftop Tax charge of c.£200 is payable by the owner(s) to cover the management & maintenance of the 'common' areas within the estate e.g. play area, hedges, etc.

The property is currently let on an Assured Shorthold Tenancy, with vacant possession available, subject to two months' notice.

Important Notes

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

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

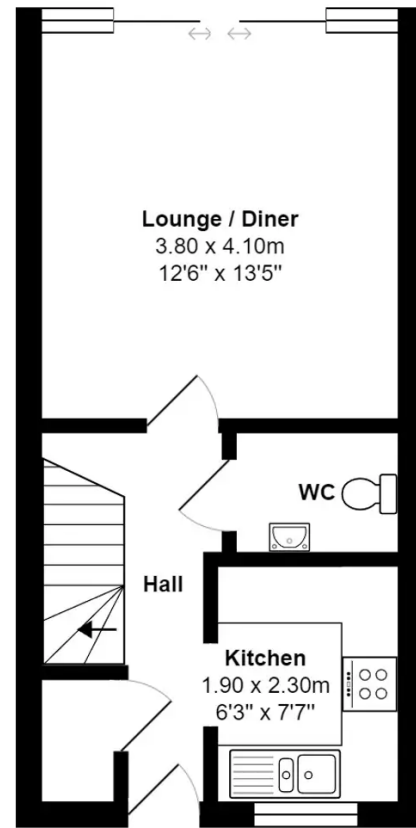
Misrepresentation Act: These particulars are prepared with care but are not guaranteed and do not constitute, or constitute part of, any offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the seller nor Johnsons shall be responsible for statements or representations made. The seller does not make or give, and neither Johnsons nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property.

Council Tax band: B

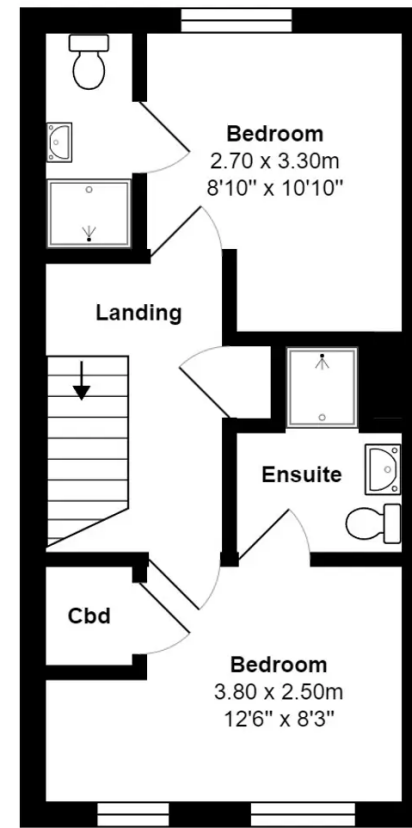
Tenure: Freehold



30, Choules Close, Pershore, WR10 2FB



Ground Floor



First Floor

Total Approx Area: 65.0 m² ... 700 ft²

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.



Johnsons Property Consultants

91 High Street, Evesham, Worcestershire - WR11 4DN

01386761515

sales@johnsons-property.co.uk

www.johnsons-property.co.uk/

