



25C Withy Trees Road, Evesham, South Littleton WR11 8YA

Offers over £290,000





# 25C Withy Trees Road

South Littleton  
Evesham, WR11 8YA

- Three-bedroom detached family home
- Popular village location
- Kitchen diner with French doors to the garden
- Enclosed rear garden
- Solar panels providing improved energy efficiency
- Spacious lounge
- Main bedroom with en-suite shower room
- Off-road parking to the side

A three-bedroom detached family home situated within the popular village of South Littleton, offering well-proportioned accommodation, a generous rear garden, off-road parking and the added benefit of solar panels, helping to improve the energy efficiency of the home.

On entering the property, the hallway provides access to a useful ground floor WC and leads through into the spacious lounge. This is a particularly generous reception room, with plenty of space for a range of furniture and a window to the front aspect.

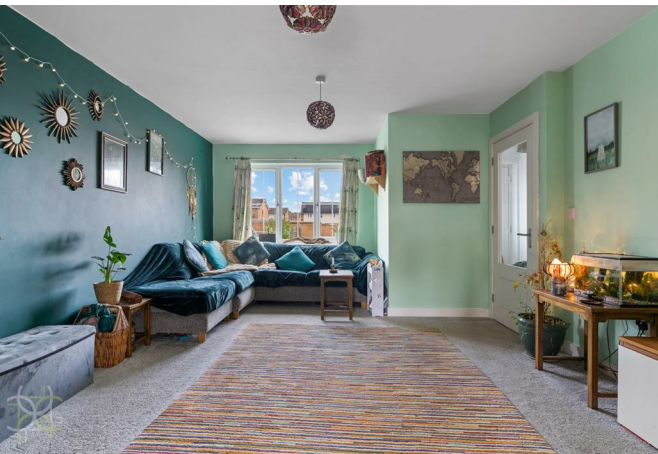
To the rear is the kitchen diner, fitted with a range of contemporary white units, contrasting work surfaces and integrated cooking appliances, with ample space for a dining table. French doors open directly onto the rear garden, making this a sociable space for everyday family life and entertaining.

Upstairs, the landing gives access to three bedrooms and the family bathroom. The main bedroom is a good-sized double and benefits from its own en-suite shower room, while the second bedroom also provides comfortable double accommodation. The third bedroom would work well as a child's bedroom, nursery or home office.

The family bathroom is fitted with a modern white suite comprising a bath, wash hand basin and WC, complemented by neutral tiling.

Outside, the property benefits from off-road parking to the side, together with gated access leading through to the rear garden. The garden itself is a particularly good size, predominantly laid to lawn with a paved seating area immediately outside the house, established boundary planting and useful timber shed.

A further benefit of the property is the addition of solar panels, providing an energy-efficient feature that should appeal to buyers looking to keep household running costs in mind.



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## Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D  
EPC Rating A

## Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

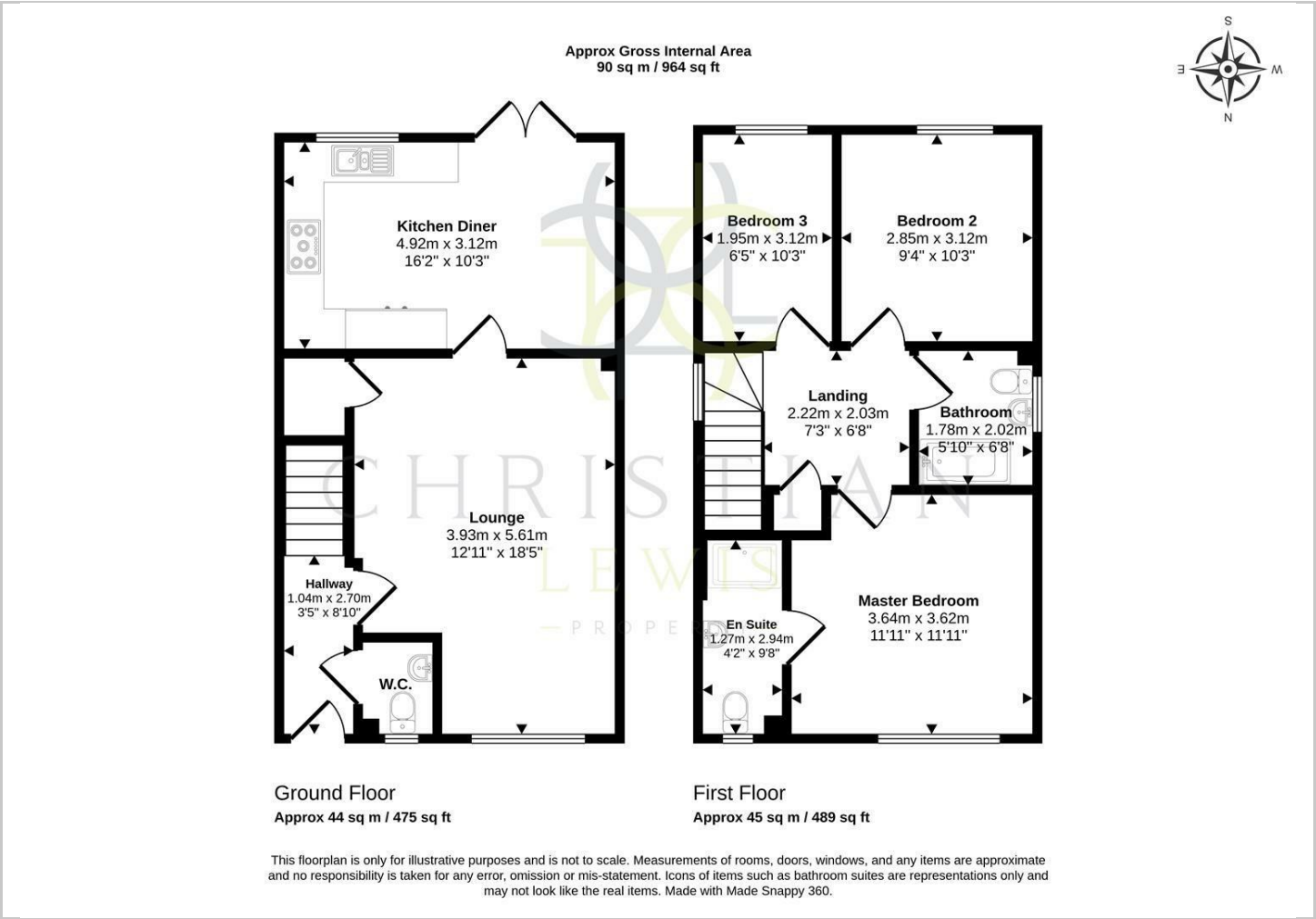
## Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

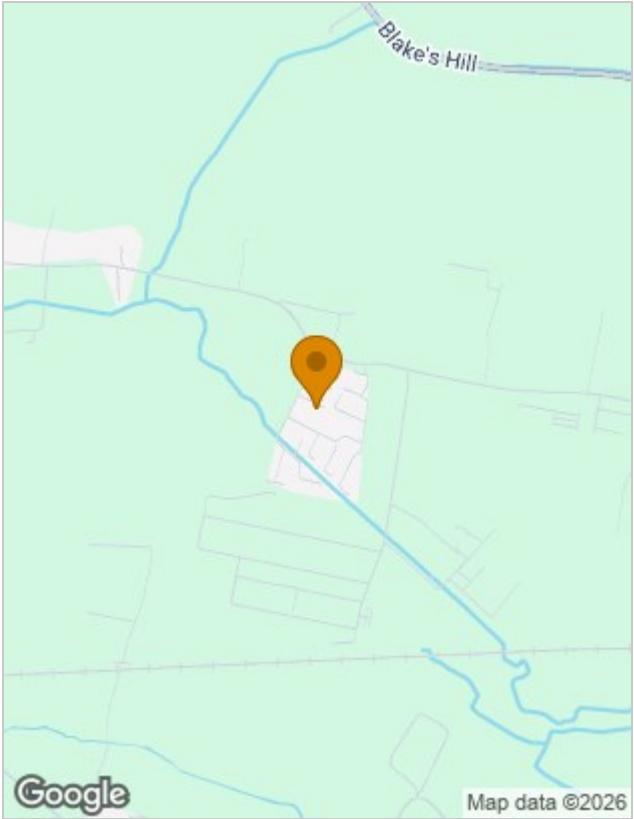




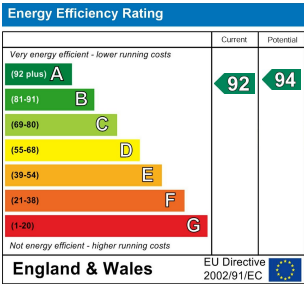
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.