



21 Holloway Drive

Pershore, WR10 1JL

Offers over £425,000



CHRISTIAN
LEWIS
—PROPERTY—

21 Holloway Drive

Pershire, WR10 1JL

AN INDIVIDUAL SPLIT-LEVEL DETACHED BUNGALOW IN A HIGHLY SOUGHT-AFTER LOCATION

Occupying a desirable position on the ever-popular Holloway Drive in Pershire, this distinctive split-level detached bungalow offers over 1,500 sq. ft. of versatile and well-presented accommodation. Designed multi-level, the property provides a unique sense of space and character, making it an excellent choice for those seeking flexible, easy-to-enjoy living in one of Pershire's most established residential settings.

Approached via a generous private driveway, the property benefits from an integral garage with light and power, carport and ample additional off-road, driveway parking, providing excellent practicality for both homeowners and visiting guests.

Front door through to the spacious hallway, leading seamlessly into the spacious living room. A charming room with a large window allowing far stretched views of Pershire, Bredon Hill and the Cotswolds. Through to the dining room offering a great spot to entertain or to study. To complete the lower floor, there is a modern fitted kitchen, with a blend of wall and floor units, partial integrated appliances, and spaces for appliances. The kitchen is further complimented by a utility space with dual access doors leading to both the front and rear of the property, and electricity sockets to provide practicality.

Up a short staircase, there are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining accommodation is served by a spacious, 4-piece family bathroom featuring both a bath and separate shower. In addition to the ample bedroom space, the upper floor is completed with a conservatory offering the perfect spot for an afternoon relax.

The attractive landscaped garden is arranged over gently tiered levels, creating a private and peaceful outdoor setting with a variety of seating areas and mature planting to enjoy throughout the seasons.





Important 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 C

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.

AML Regulations

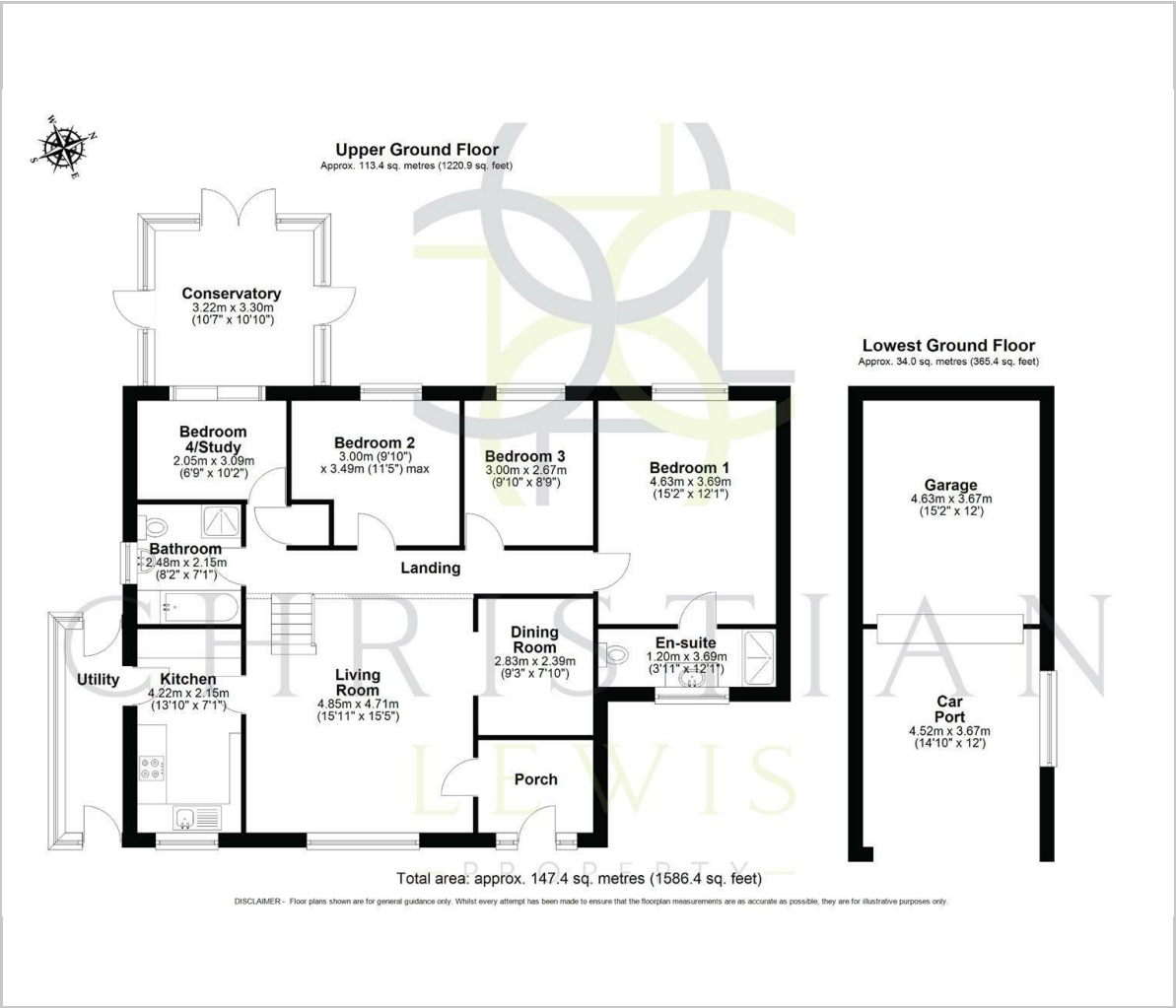
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

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.



Floor Plan



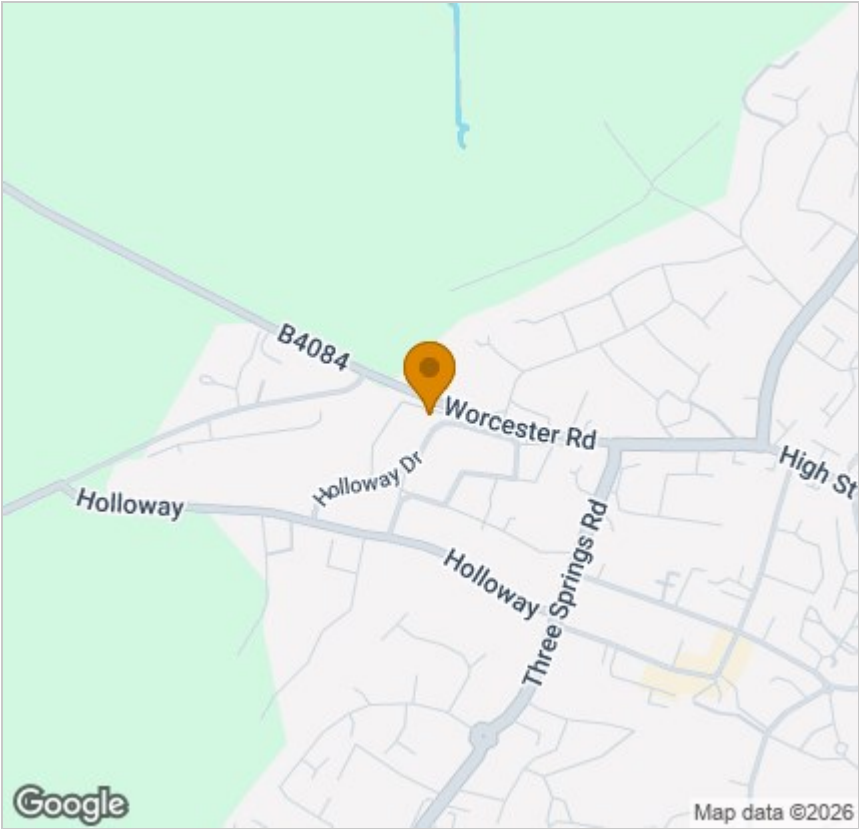
Viewing

Please contact our Pershore Office on 01386 555368 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

