



53 Shrubbery Road, Drakes Broughton

Pershore

Guide Price **£425,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



53 Shrubbery Road

Drakes Broughton, Pershore

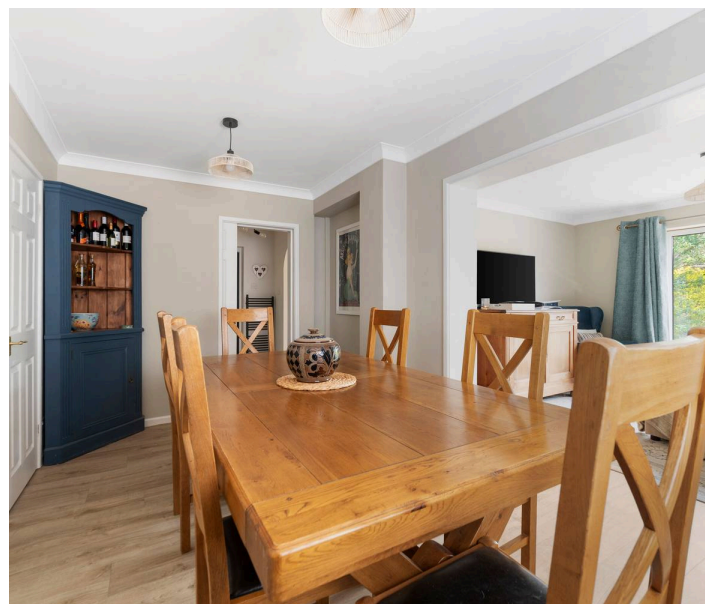
- NO CHAIN - A beautifully presented & extended four-bedroom detached home
- Contemporary kitchen with integral appliances
- Three reception rooms including a living room, dining room & snug
- Study, utility room & cloakroom
- Main bedroom with en-suite shower room
- Contemporary family bathroom
- Beautifully landscaped & secluded rear garden
- Garage, EV charger & private driveway parking
- Double glazed throughout, gas-fired central heating & "C" rated EPC
- Desirable Worcestershire village of Drakes Broughton – Church, Primary school, village shop & two public houses

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



NO ONWARD CHAIN – An Immaculately Presented Four-Bedroom Detached Home in the Heart of Drakes Broughton

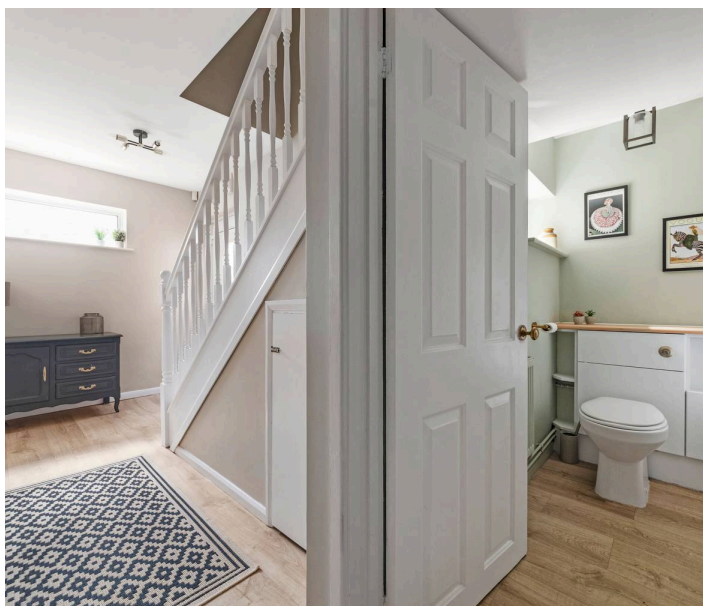
Located in the sought-after Worcestershire village of Drakes Broughton, this beautifully extended four-bedroom detached home offers spacious, versatile living in a peaceful yet well-connected setting.

Finished to a high standard throughout, the property features a contemporary kitchen with integrated appliances, complemented by three reception rooms—ideal for both everyday family life and entertaining. These include a bright living room, a formal dining room, and a snug. Additional ground floor accommodation includes a study, utility room, and cloakroom, offering excellent flexibility for modern living.

Upstairs, the main bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a sleek, contemporary family bathroom.

Outside, the home enjoys a secluded and beautifully landscaped rear garden, along with a garage, private driveway parking, and an EV charging point.

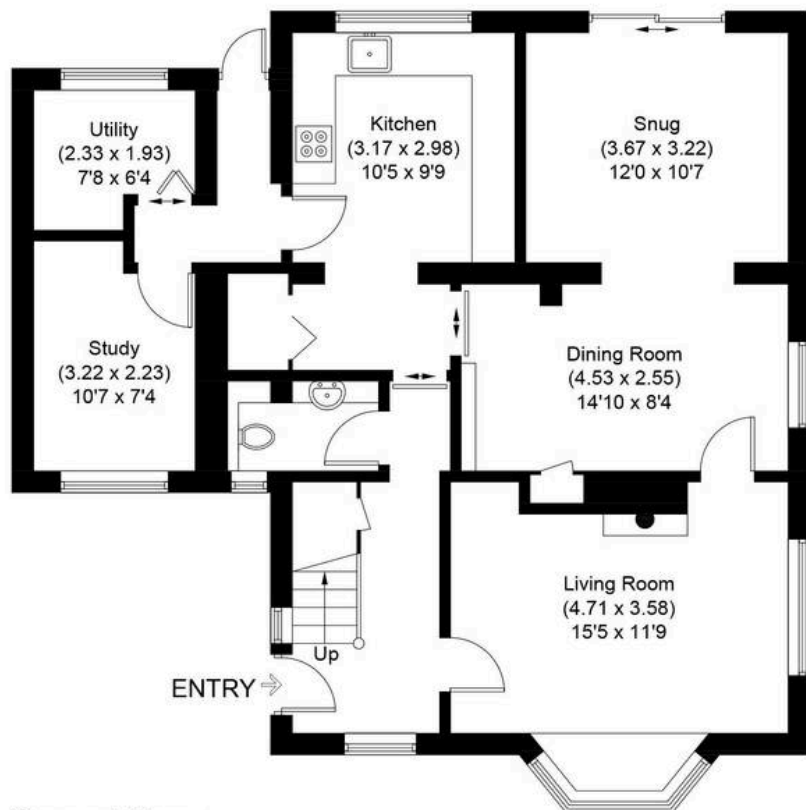
The property also benefits from gas-fired central heating, double glazing throughout, and a “C” rated EPC for energy efficiency.



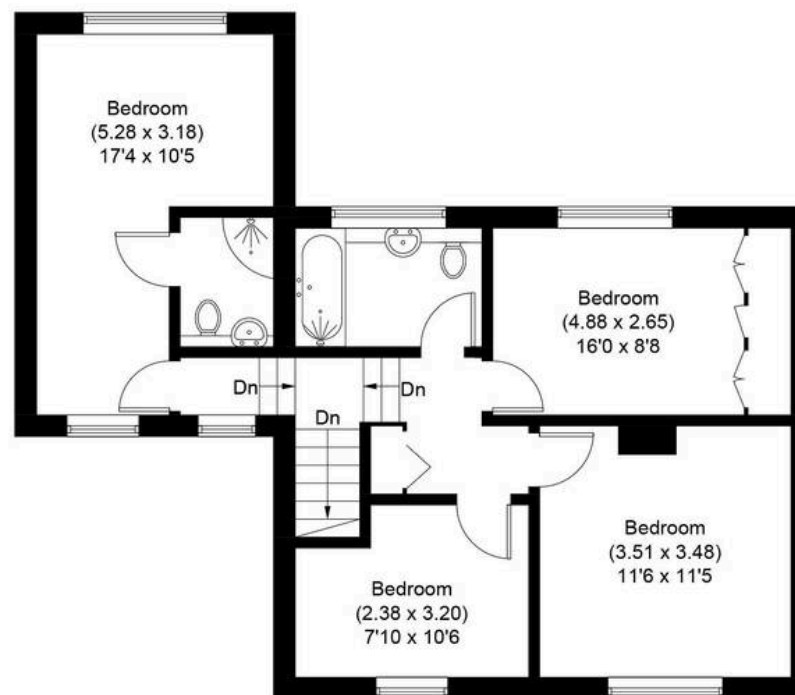


Shrubbery

Approximate Gross Internal Area
 Ground Floor = 86.9 sq m / 935 sq ft
 First Floor = 61.4 sq m / 661 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 163.0 sq m / 1754 sq ft



Ground Floor



First Floor

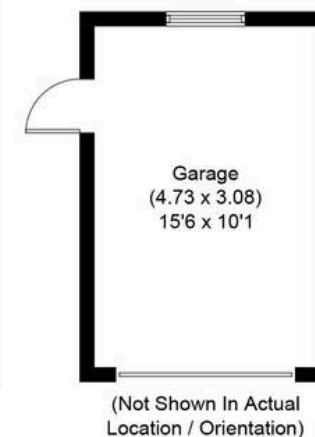


Illustration for identification purposes only, measurements are approximate, not to scale.



Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

01386 291010 • info@jjaa.co.uk • www.jjaa.co.uk/

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